BLOCK 14 LOT 8
CONSERV ESMT PT OR 929/824
SPRING LAKE EST 4 REPLAT

CURRY JOSHUA J & AMANDA/BELLE JESSICA ET AL
55198 FOX SQUIRREL DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0014-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

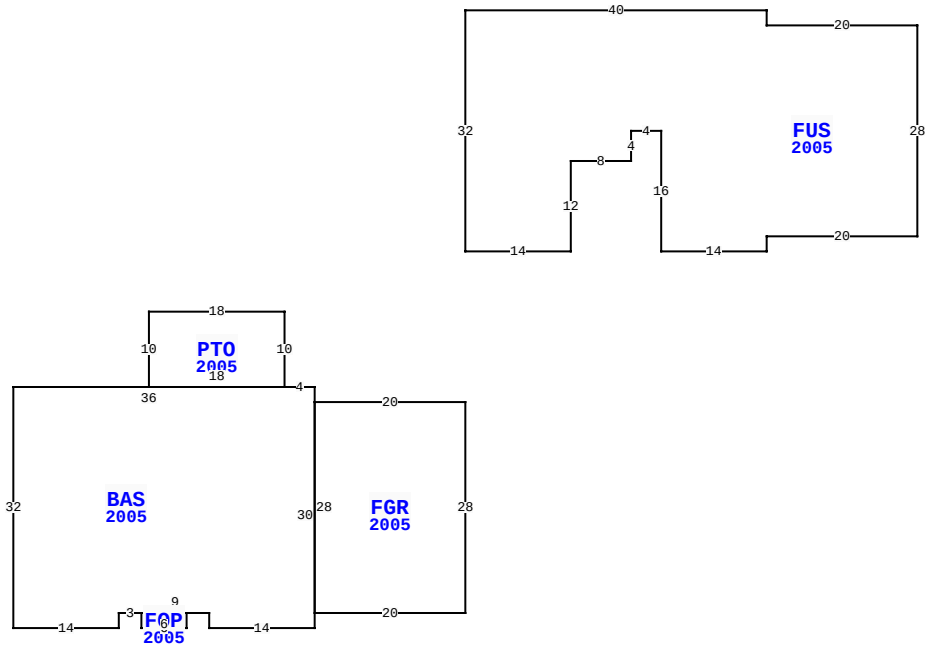
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	2005	1,256	144,802
FGR	560	55	2005	308	35,509
FOP	12	30	2005	4	462
FUS	1,680	100	2005	1,680	193,684
PTO	180	5	2005	9	1,038
TOTALS	3,688			3,257	375,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,257	96.5080	127.39	414,909	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2024 Heated Area: 2936 HX Base Yr 2024



55198 FOX SQUIRREL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		375,493
TOTAL MARKET OB/XF VALUE		6,797
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		437,290
SOH/AGL Deduction		86,468
ASSESSED VALUE		350,822
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		295,100
TOTAL JUST VALUE		437,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005710	REPAIR/RRF	16,782	05/05/2021
E0413970	ELEC OTHER	1,800	12/01/2004
M0409032	H/AC	0	12/01/2004
P0408771	OTHER	0	12/01/2004
R046948	REPAIR/RRF	8,000	12/01/2004
B0414170	NEW CONSTR	210,837	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/1876	2/10/2023	WD	Q	I	01	370,000
GRANTOR: MOORE MASON C & ADRIA						
GRANTEE: CURRY JOSHUA J & AM						
2374/1461	7/09/2020	WD	Q	I	01	279,000
GRANTOR: PAULEY WILLIAM P						
GRANTEE: MOORE MASON C & ADR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W20 BAS=[YR=2005] N2 W4 PTO=[YR=2005] N10 W18 S10 E18$ W36 S32 E14 N2 E3 FOP=[YR=2005] S2 E6 N2 W6$ E9 S2 E14 N30$ S28 E20 N28 $ PTR=N20 FUS=[YR=2005] N32 E40 S2 E20 S28 W20 S2 W14 N16 W4 S4 W8 S12 W14$ S20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,023.00	SF	4.00	4.00	100	2005	2005	3	84	6,797	

LAND DESCRIPTION

TOTAL OB/XF 6,797

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/21/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS