BLOCK 14 LOT 9
IN OR 2296/1578
CONSERV ESMT PT OR 929/824

ASTATKIE DAWIT G &/KENNA ETSEGENET
55230 FOX SQUIRREL DR
CALLAHAN, FL 32011

2025

46-2N-25-197D-0014-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

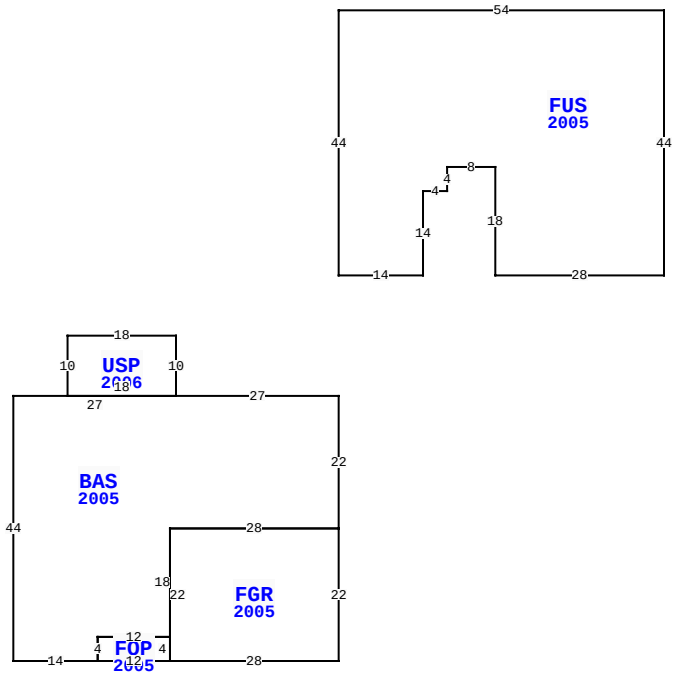
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
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	1,712	100	2005	1,712	196,536
FGR	616	55	2005	339	38,917
FOP	48	30	2005	14	1,607
FUS	2,176	100	2005	2,176	249,804
USP	180	30	2006	54	6,199
TOTALS	4,732			4,295	493,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,295	96.0960	126.85	544,821	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2022 Heated Area: 3888 HX Base Yr



55230 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		493,063
TOTAL MARKET OB/XF VALUE		5,265
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		553,328
SOH/AGL Deduction		19,264
ASSESSED VALUE		534,064
TOTAL EXEMPTION VALUE	13	534,064
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		553,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13773	NEW CONSTR	279,396	10/01/2004
R6713	REPAIR/RRF	8,000	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/1578	7/23/2019	WD	Q	I	01	310,000
GRANTOR: ENNS JOHN						
GRANTEE: ASTATKIE DAWIT G &						
1907/0847	2/10/2014	SW	U	I	12	152,500
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: ENNS JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 USP=[YR=2006] N10 W18 S10 E18$ W27 S44 E14 FOP=[YR=2005] E12 FGR=[YR=2005] E28 N22 W28 S22$ N4 W12 S4$ N4 E12 N18 E28 N22$ PTR=N20 FUS=[YR=2005] N44 E54 S44 W28 N18 W8 S4 W4 S14 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	1,567.00	SF	4.00	4.00	100	2005	2005	3	84	5,265	

LAND DESCRIPTION

TOTAL OB/XF 5,265

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		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 12/10/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS