BLOCK 15 LOT 5
SPRING LAKE EST 4 REPLAT
PB 6/177

ADAMS ERIN L/HENWOOD SHERI SUE
55107 FOX SQUIRREL DR
CALLAHAN, FL 32011

2025

46-2N-25-197D-0015-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

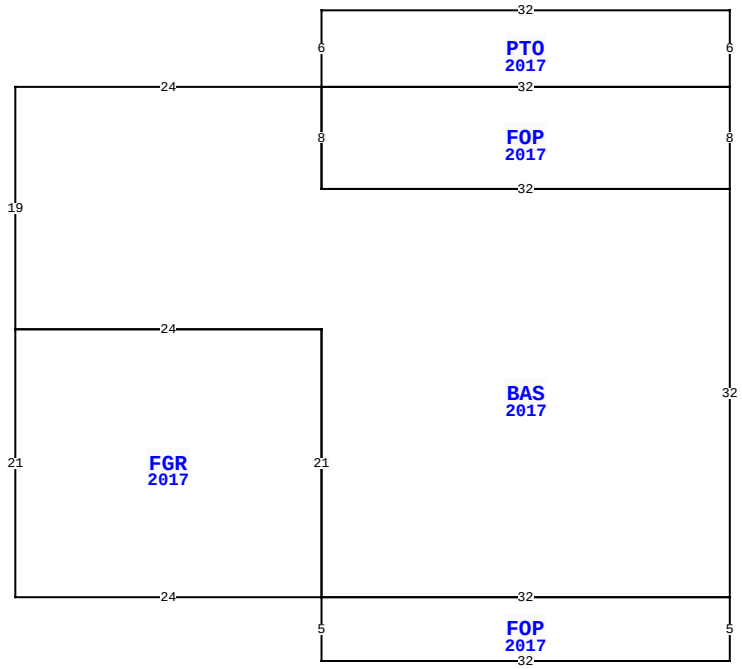
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	2017	1,480	223,035
FGR	504	55	2017	277	41,744
FOP	160	30	2017	48	7,233
FOP	256	30	2017	77	11,604
PTO	192	5	2017	10	1,507
TOTALS	2,592			1,892	285,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,892	117.6980	155.36	293,941	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2024 Heated Area: 1480 HX Base Yr 2024



55107 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		285,123
TOTAL MARKET OB/XF VALUE		12,124
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		352,247
SOH/AGL Deduction		3,783
ASSESSED VALUE		348,464
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		292,742
TOTAL JUST VALUE		352,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006746	CO ISSUED	0	07/28/2017
B1700210	NEW CONSTR	200,688	01/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/1755	11/17/2021	WD	Q	I	01	350,000
GRANTOR: KIKLY FRANK HAL						
GRANTEE: ADAMS ERIN L & SHER						
2325/1556	12/17/2019	QC	U	I	11	100
GRANTOR: RICCIO ANNE TERESE						
GRANTEE: HALKIKLY FRANK						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	1,943.00	SF	6.50	6.50	100	2017	2017	3	96	12,124	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-32,6] W24 S19 E24 S21 E32 N32 W32 N8 $
FGR=[YR=2017;ORIG=-56,25] S21 E24 N21 W24 $
FOP=[YR=2017;ORIG=-32,6] S8 E32 N8 W32 $
PTO=[YR=2017;ORIG=0,0] W32 S6 E32 N6 $
FOP=[YR=2017;ORIG=-32,46] S5 E32 N5 W32 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,124

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 04/04/2024 BY TWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS