

BLOCK 16 LOT 9
IN OR 1991/1913
CONSERV ESMT PT OR 929/824

DAVIS JAMES/GRABHAM LINDA JACKSON
55239 FOX SQUIRREL DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0016-0090



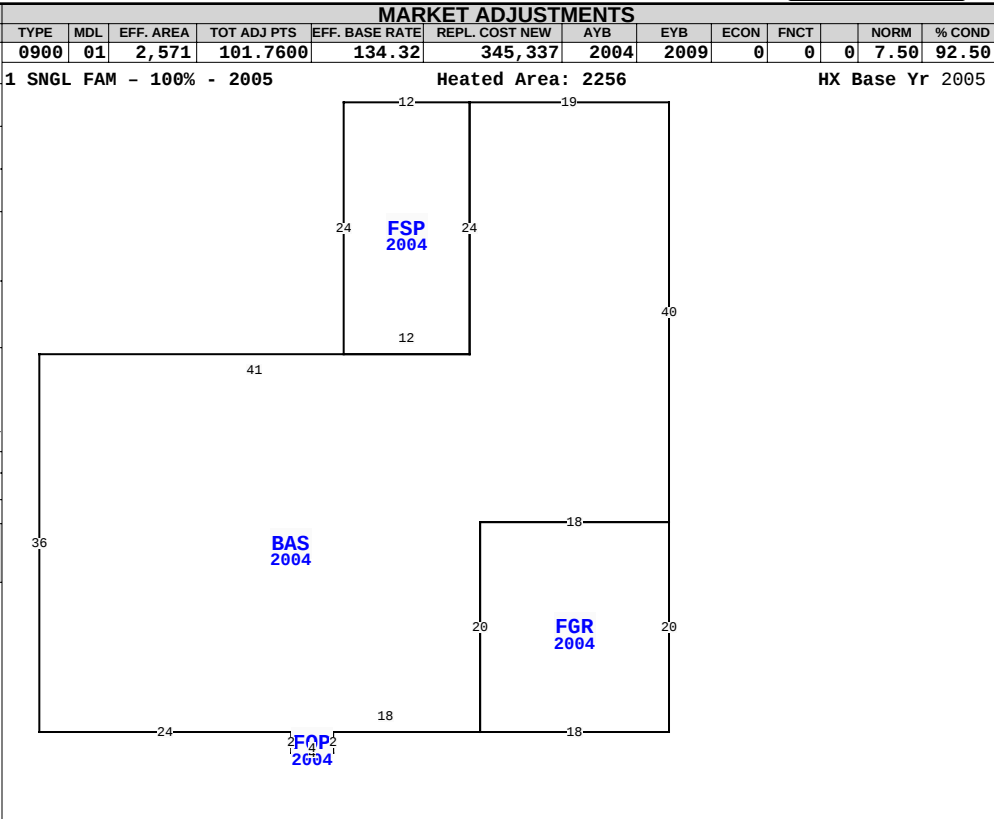
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,256	100	2004	2,256	280,299
FGR	360	55	2004	198	24,600
FOP	8	30	2004	2	249
FSP	288	40	2004	115	14,288
TOTALS	2,912			2,571	319,437

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,122.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT	



55239 FOX SQUIRREL DR, CALLAHAN	BLD DATE	LGL DATE	04/04/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		319,437	
TOTAL MARKET OB/XF VALUE		4,733	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		379,170	
SOH/AGL Deduction		210,168	
ASSESSED VALUE		169,002	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		118,280	
TOTAL JUST VALUE		379,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,043	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001973	REPAIR/RRF	11,995	03/01/2018
B12637	NEW CONSTR	163,426	02/01/2004
R5875	REPAIR/RRF	8,000	02/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1991/1913	7/10/2015	QC	U	I	11
GRANTOR: DAVIS JAMES & LINDA J					SALE PRICE
GRANTEE: DAVIS JAMES & LINDA					100
1252/1645	8/13/2004	WD	Q	I	167,300
GRANTOR: MARONDA HOMES INC					
GRANTEE: DAVIS JAMES & LINDA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W19 FSP=[YR=2004] W12 S24 E12 N24\$ S24 W41 S36 E24 FOP=[YR=2004] S2 E4 N2 W4\$ E18 FGR=[YR=2004] E18 N20 W18 S20\$ N20 E18 N40\$.											