IN OR 825 PG 1046
ESMT OR 575/309

SPICER JAMES ROY & JUDITH A
44347 COTTONTAIL TRAIL
CALLAHAN, FL 32011

2026

01-1N-24-0000-0003-0080

BUILDING CHARACTERISTICS

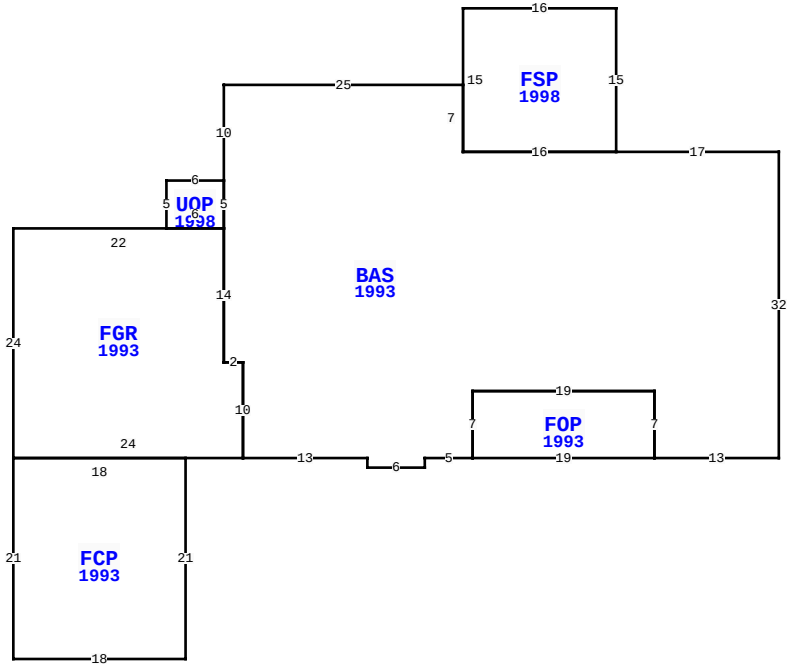
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1993	1,884	198,691
FCP	378	25	1993	94	9,914
FGR	548	55	1993	301	31,744
FOP	133	30	1993	40	4,218
FSP	240	40	1998	96	10,125
UOP	30	20	1998	6	632
TOTALS	3,213			2,421	255,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,421	97.9020	136.08	329,450	1995	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 1999 Heated Area: 1884 HX Base Yr 1999



44347 COTTONTAIL TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	11/22/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,324
TOTAL MARKET OB/XF VALUE		6,938
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		284,817
SOH/AGL Deduction		143,513
ASSESSED VALUE		141,304
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,893
TOTAL JUST VALUE		452,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951792	NEW CONSTR	74,719	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0825/1046	3/09/1998	WD	Q	I		160,000
GRANTOR: LOWERY THAD ROWLAND &						
GRANTEE: SPICER JAMES & JUDI						
0730/1513	6/02/1995	WD	U	V	07	100
GRANTOR: DENMARK DARRELL & GIN						
GRANTEE: LOWERY THAD & GINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1998] N15 W16 S15 E16 $ W16 N7 W25 S10 UOP=[YR=1998] W6 S5 E6 N5 $ S5 FGR=[YR=1993] W22 S24 FCP=[YR=1993] S21 E18 N21 W18 $ E24 N10 W2 N14 $ S14 E2 S10 E13 S1 E6 N1 E5 FOP=[YR=1993] E19 N7 W19 S7 $ N7 E19 S7 E13 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	
3	0680	POLE SHED	0	100	0	0	224.00	SF	10.00	10.00	100	1980	1980	3	20	448	
4	0681	POLE SHED	0	100	40	25	1,000.00	SF	15.00	15.00	100	2000	2000	3	26	3,900	

LAND DESCRIPTION

TOTAL OB/XF 6,938

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	395.00	395.00	3,555							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 22,555 Market: 171,000 Agricultural: 3,555 Common: 19,000 PRINTED 07/09/2026 BY SYS