PT NE1/4 PAR 1-10
IN OR 2594/113
ESMT IN OR 452/267

FOSTER PATRICIA ANN/DEVAN DOMINIQUE G
44043 SQUIRREL WAY
CALLAHAN, FL 32011

2026

16-1N-25-0000-0001-0100

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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
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
Quality	01	Quality Level 01

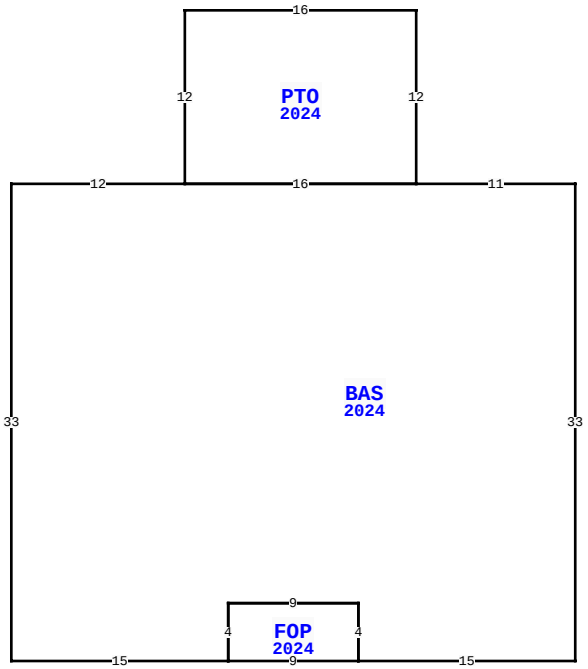
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,251	100	2024	1,251	186,400
FOP	36	30	2024	11	1,639
PTO	192	5	2024	10	1,491
TOTALS	1,479			1,272	189,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,272	107.7336	149.75	190,482	2023	2023	0	0	0	0.50	99.50

2 SNGL FAM 100% - 2024 Heated Area: 1251 HX Base Yr 2024



44043 SQUIRREL WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		189,530
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		231,530
SOH/AGL Deduction		40,538
ASSESSED VALUE		190,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,581
TOTAL JUST VALUE		231,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2218410	CO		09/26/2023
B2218410	NEW CONSTR	209,850	12/14/2022
MH982411	MH MOVE-ON	0	10/01/1998
E941035	CHNGE SRVC	750	10/01/1994
7451	TEMP POLE	0	06/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2594/0113	9/27/2022	WD	Q	I	02	31,500
GRANTOR: HUNTER KENNETH W SR						
GRANTEE: FOSTER PATRICIA A &						
2431/1295	2/01/2021	QC	U	I	11	100
GRANTOR: HUNTER KATHY R & KENN						
GRANTEE: HUNTER KENNETH W SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,0] E12 E16 E11 S33 W15 N4 W9 S4 W15 N33 $
FOP=[YR=2024;ORIG=55,29] E9 S4 W9 N4 $
PTO=[YR=2024;ORIG=52,-12] E16 S12 W16 N12 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	OR	0.00	0.00	0.84	AC		1.00	1.00	1.00	50,000.00	50,000.00	42,000							

REVIEW DATE 12/21/2023 BY KW Total Acres: 0.84 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS