



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	1993	1,311	143,836
BAS	294	100	2003	294	32,256
FGR	506	55	1993	278	30,501
FOP	18	30	1993	5	548
FST	54	55	1993	30	3,292
FUS	1,015	100	1993	1,015	111,361
TOTALS	3,198			2,933	321,793

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0860	POOL/SPA	0	100	16	0	1.00	UT	50,000.00	50,000.00	
6	0940	SHEDS/PORT	0	100	4	12	48.00	SF	30.00	30.00	
7	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	
11	0351	CARPORT MT	0	100	45	20	900.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RL	137.00	165.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,933	96.4440	134.06	393,198	1989	1989	0	0	0 18.16	81.84
1 SNGL FAM 100% - 2022 Heated Area: 2620 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2025 MLU											

45047 BUTLER LN, CALLAHAN											
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		465,787	
TOTAL MARKET OB/XF VALUE		53,602	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		564,389	
SOH/AGL Deduction		0	
ASSESSED VALUE		564,389	
TOTAL EXEMPTION VALUE		13	564,389
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		564,389	
NCON VALUE		5,850	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		635,306	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2949	ADDITION	39,150	08/07/2006
B2572	ADDITION	12,000	03/07/2003
2265	NEW CONSTR	80,000	12/16/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2477/0589	7/02/2021	WD	Q	I	01	575,000	
GRANTOR: DEAN MARK A & KIMBERL							
GRANTEE: LAROSE LAURA P & WI							
2287/0494	7/02/2019	WD	Q	I	01	399,000	
GRANTOR: WILKERSON MARTIN A &							
GRANTEE: DEAN MARK A & KIMBE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W14 BAS=[YR=1993] W16 N6 W12 N1 W9 S1 W14 S14 FST=[YR=1993] W6 S6 FGR=[YR=1993] S22 E23 N22 W23\$ E9 N6 W3\$ E3 S6 E14 S14 E10 N3 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E4 S1 E10 N1 E4 N25\$ S21 E14 N21\$ PTR=E20 FUS=[YR=1993] E35 S27 W8 S6 W11 N5 W12 N3 W4 N25\$ W20\$.											

LAROSE LAURA P & WILLIS D JR
45047 BUTLER LANE
CALLAHAN, FL 32011

30-2N-25-0000-0004-0050

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