

BLOCK 14 LOT 10
IN OR 2286/236
CONSERV ESMT PT OR 929/824

BUTLER DAVID K & EUGENIA D
55258 FOX SQUIRREL DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-197D-0014-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 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

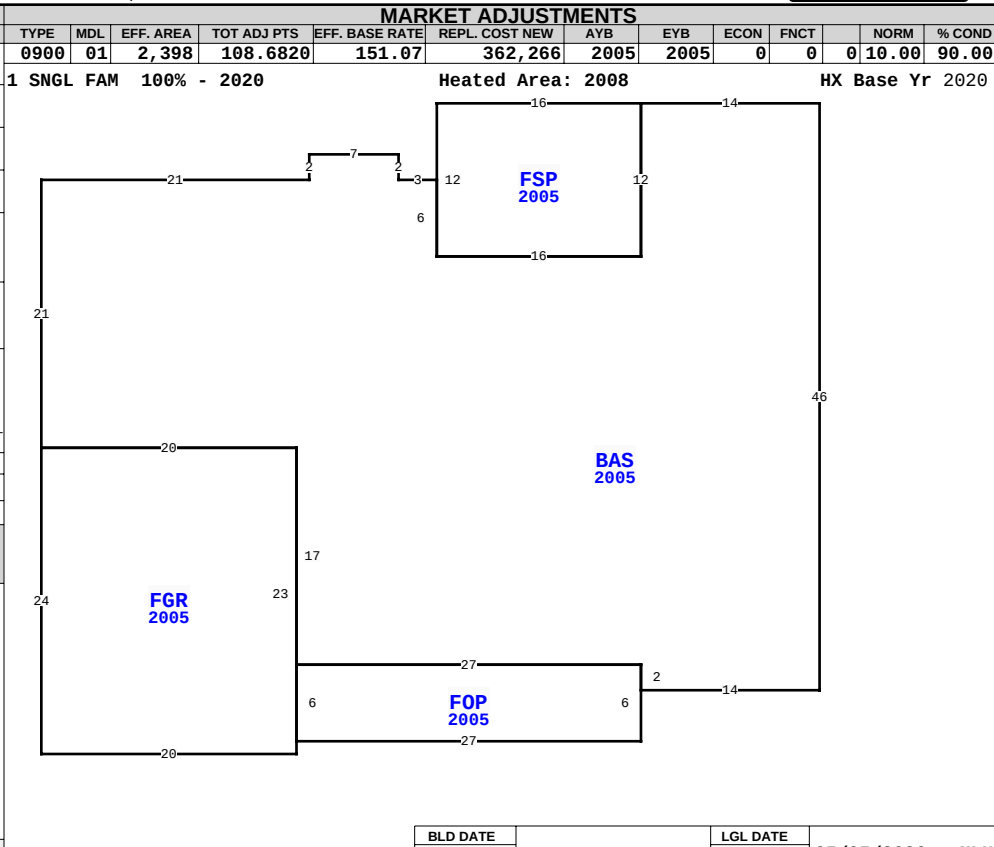
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2005	2,008	273,014
FGR	480	55	2005	264	35,894
FOP	162	30	2005	49	6,662
FSP	192	40	2005	77	10,469
TOTALS	2,842			2,398	326,039

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00

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

REVIEW DATE 01/01/2023 BY CD



55258 FOX SQUIRREL DR, CALLAHAN	BLD DATE	LGL DATE	05/05/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
1,740									

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					326,039				
TOTAL MARKET OB/XF VALUE					1,740				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					392,779				
SOH/AGL Deduction					114,309				
ASSESSED VALUE					278,470				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					227,059				
TOTAL JUST VALUE					392,779				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					390,260				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007107	REPAIR/RRF	16,995	11/03/2021
E0514188	ELEC OTHER	2,000	02/01/2005
M0409101	H/AC	0	12/01/2004
B13955	NEW CONSTR	150,730	11/01/2004
R6819	REPAIR/RRF	1,500	11/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2286/0236	6/21/2019	WD	Q	I	01	302,000	
GRANTOR: GARRETT JAMES & MARCI							
GRANTEE: BUTLER DAVID K & EU							
1329/1392	6/30/2005	WD	Q	I		229,500	
GRANTOR: JOHNSON HOME BUILDERS							
GRANTEE: GARRETT JAMES & MAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W14 FSP=[YR=2005] W16 S12 E16 N12 \$ S12 W16 N6 W3 N2 W7 S2 W21 S21 FGR=[YR=2005] S24 E20 N1 FOP=[YR=2005] E27 N6 W27 S6 \$ N23 W20 \$ E20 S17 E27 S2 E14 N46 \$.									