IN OR 2011/592
1998 GENE DWMH

ALLEN THEODORE E
54196 FOURACRE CIR
CALLAHAN, FL 32011

2023

37-1N-25-0000-0005-0120

BUILDING CHARACTERISTICS

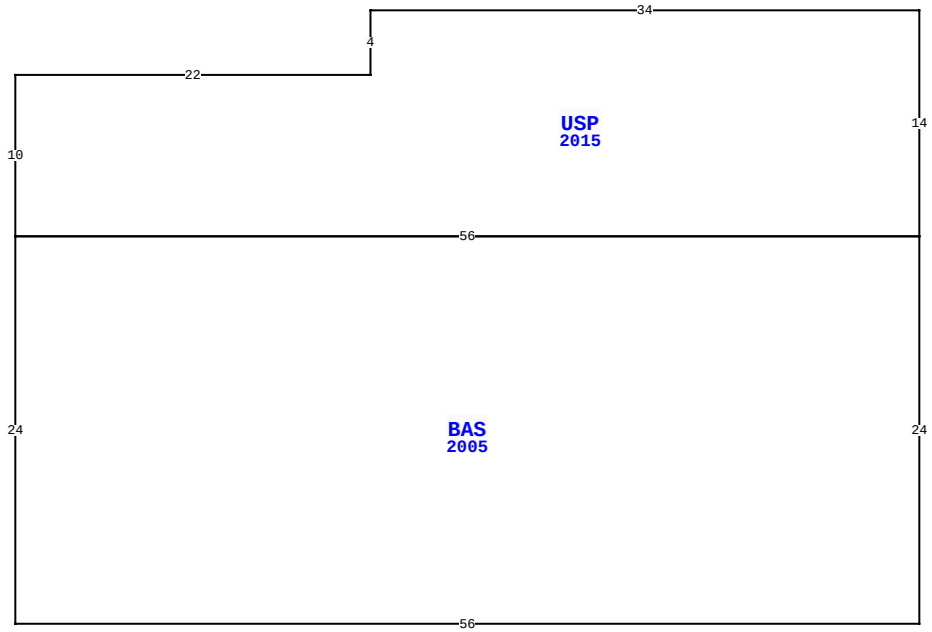
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	57,336
USP	696	50	348	14,846
TOTALS	2,040		1,692	72,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,692	117.2000	82.04	138,812	1998	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2016 Heated Area: 1344 HX Base Yr 2016



54196 FOURACRE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		72,182
TOTAL MARKET OB/XF VALUE		3,035
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		107,617
SOH/AGL Deduction		41,982
ASSESSED VALUE		65,635
TOTAL EXEMPTION VALUE	HX HB	40,635
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4648	MH MOVE-ON	0	08/01/2005
P09835	OTHER	0	08/01/2005
MH?	MH MOVE-ON	0	06/01/2005
M9938	H/AC	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2011/0592	10/16/2015	WD	Q	I	01	90,000
GRANTOR: CRANE TRAVIS & AMELIA						
GRANTEE: ALLEN THEODORE E						
1240/1160	6/24/2004	WD	Q	V		38,000
GRANTOR: WITKOWSKI MICHAEL H &						
GRANTEE: CRANE TRAVIS & AMEL						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2015] W34 S4 W22 S10 BAS=[YR=2005] S24 E56 N24 W56$ E56 N14$.

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	1998	1998	3	83	2,905	
2	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	2005	2005	3	27	130	

LAND DESCRIPTION

TOTAL OB/XF 3,035

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	000115	C	SFR ACRES	100		RM	0.00	0.00	3.60	AC		1.00	1.00	0.50	18,000.00	9,000.00	32,400							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.60 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 08/02/2023 BY SYS