IN OR 2471/1185

WINDHAM LAURA ELISA
54152 FOURACRE CIR
CALLAHAN, FL 32011

2023

37-1N-25-0000-0005-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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

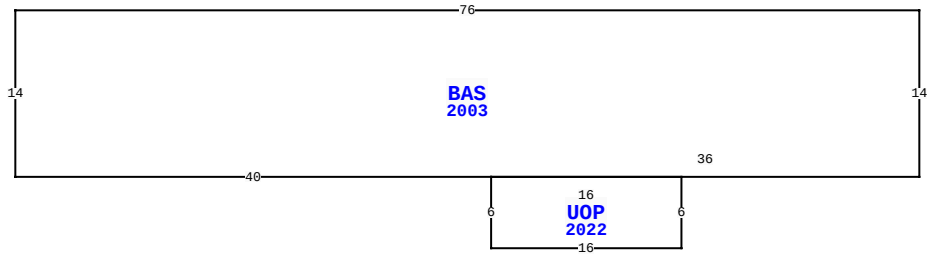
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	32,599
UOP	96	25	24	735
TOTALS	1,160		1,088	33,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,088	98.2000	63.83	69,447	1989	2000	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2022 Heated Area: 1064 HX Base Yr 2022



54152 FOURACRE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		33,335
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		49,440
TOTAL MARKET VALUE		82,775
SOH/AGL Deduction		24,540
ASSESSED VALUE		58,235
TOTAL EXEMPTION VALUE	HX HB	33,235
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		82,775
NCON VALUE		735
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/1185	5/11/2021	QC	U	I	11	100
GRANTOR: MCDONALD VALERIE						
GRANTEE: WINDHAM LAURA E						
2413/0726	12/03/2020	FJ	U	I	11	100
GRANTOR: WINDHAM JOHN T ESTATE						
GRANTEE: WINDHAM LAURA ELISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S14 E40 UOP=[YR=2022] S6 E16 N6 W16 $ E36 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005		0.00	0.00	6.18	AC		1.00	1.00	0.50	16,000.00	8,000.00	49,440							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 6.18 Total Land Value: 49,440 Market: 0 Agricultural: 0 Common: 49,440 PRINTED 08/02/2023 BY SYS