IN OR 895/157
1986 SPRI D/W

LAYFIELD KEITH A
54098 FOURACRE CIRCLE
CALLAHAN, FL 32011

2023

37-1N-25-0000-0005-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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

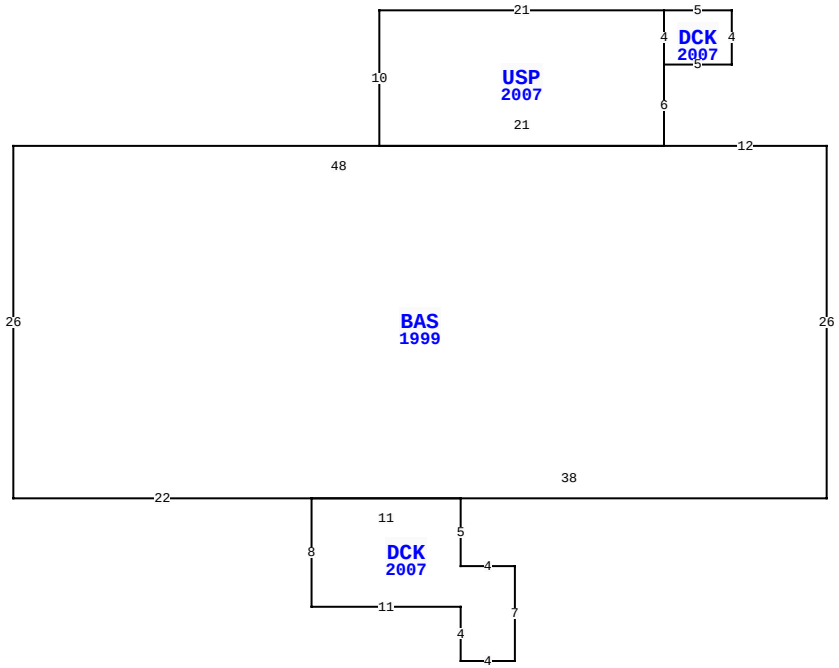
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	56,849
DCK	20	15	3	109
DCK	116	15	17	620
USP	210	50	105	3,827
TOTALS	1,906		1,685	61,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,685	116.8000	75.92	127,925	1986	2000	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2000 Heated Area: 1560 HX Base Yr 2000



54098 FOURACRE CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		66,378
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		69,240
TOTAL MARKET VALUE		138,663
SOH/AGL Deduction		65,518
ASSESSED VALUE		73,145
TOTAL EXEMPTION VALUE	HX HB	48,145
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992873	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0895/0157	8/12/1999	WD	Q	V		50,000

GRANTOR: GORDON ROBERT E
GRANTEE: LAYFIELD KEITH & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 USP=[YR=2007] N6 DCK=[YR=2007] E5 N4 W5 S4$ N4 W21 S10 E21$ W48 S26 E22 DCK=[YR=2007] S8 E11 S4 E4 N7 W4 N5 W11$ E38 N26$.

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	0830	FLAGSTONE	0	100	0	0	134.00	SF	12.00	12.00	100	2004	2004	3	86	1,383	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	13.20	13.20	100	1995	1995	3	20	211	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	13.20	13.20	100	1995	1995	3	20	211	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0005		0.00	0.00	5.77	AC		1.00	1.00	0.75	16,000.00	12,000.00	69,240							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 5.77 Total Land Value: 69,240 Market: 0 Agricultural: 0 Common: 69,240 PRINTED 08/02/2023 BY SYS

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1986 SPRI D/W

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CALLAHAN, FL 32011

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

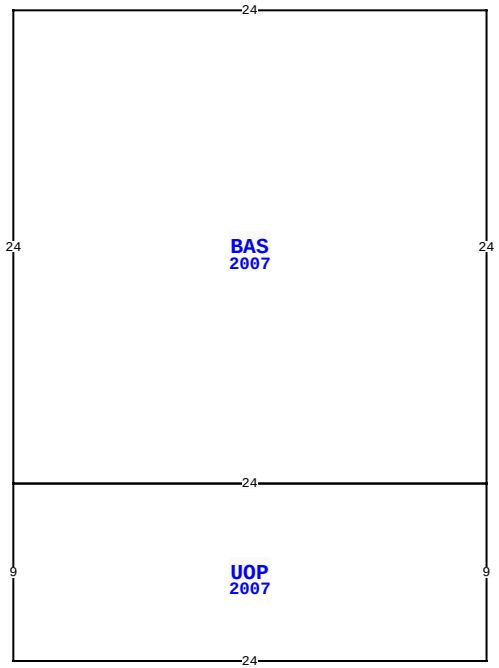
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	576	100	576	4,628
UOP	216	20	43	346
TOTALS	792		619	4,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	619	31.9000	11.16	6,908	2003	2003	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2000 Heated Area: 576 HX Base Yr 2000



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TOTAL JUST VALUE		138,663
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GRANTOR: GORDON ROBERT E

GRANTEE: LAYFIELD KEITH & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S24 UOP=[YR=2007] S9 E24 N9 W24$ E24 N24$.

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

REVIEW DATE 01/14/2021 BY KWA Total Acres: 5.77 Total Land Value: 69,240 Market: 0 Agricultural: 0 Common: 69,240 PRINTED 08/02/2023 BY SYS