TRACT 3
IN OR 994/1601
LEE STONER SHORES 2 UNR

MCKINLEY PAUL & LAURA J
54444 FOURACRE CIRCLE
CALLAHAN, FL 32011

2023

37-1N-25-296B-0003-0000

BUILDING CHARACTERISTICS

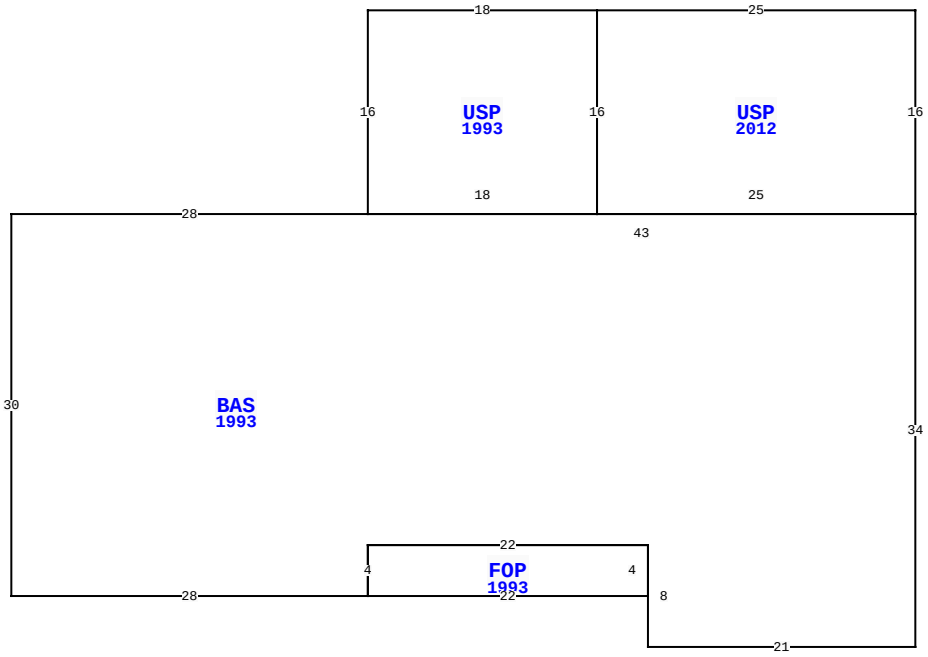
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2,126	142,976
FOP	88	30	26	1,749
USP	288	30	86	5,784
USP	400	30	120	8,070
TOTALS	2,902		2,358	158,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	111.1320	100.30	236,507	1968	1973	0	0	0	32.95	67.05

1 SINGLE FAM – 100% - 2002 Heated Area: 2126 HX Base Yr 2002



54444 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		158,578
TOTAL MARKET OB/XF VALUE		26,038
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		229,616
SOH/AGL Deduction		91,279
ASSESSED VALUE		138,337
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,337
TOTAL JUST VALUE		229,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3823	N/A	13,000	01/13/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0994/1601	6/29/2001	WD	Q	I		186,000
GRANTOR: CONNER JOHN STANLEY &						
GRANTEE: MCKINLEY PAUL & LAU						
0506/0924	12/01/1986	WD	Q	I		83,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W25 USP=[YR=1993] W18 S16 BAS=[YR=1993] W28 S30 E28 FOP=[YR=1993] E22 N4 W22 S4 $ N4 E22 S8 E21 N34 W43 $ E18 N16 $ S16 E25 N16 $.

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	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1987	1987	3	20	8,704	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	24.00	24.00	100	1977	1977	3	29	4,343	
3	0811	CONCRETE B	0	100	18	34	612.00	SF	5.20	5.20	100	1980	1980	3	35	1,114	
4	0810	CONCRETE A	0	100	64	4	256.00	SF	6.50	6.50	100	1980	1980	3	35	582	
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1987	1987	3	20	40	
7	0845	KOOL DECK	0	100	0	0	642.00	SF	7.25	7.25	100	1987	1987	3	54.5	2,537	
8	0940	SHEDS/PORT	0	100	8	8	64.00	SF	18.00	18.00	100	1980	1980	3	20	230	
9	0845	KOOL DECK	0	100	23	2	46.00	SF	7.25	7.25	100	1987	1987	3	54.5	182	
10	0350	CARPORT WD	0	100	16	16	256.00	SF	13.00	13.00	100	2000	2000	3	20	666	
11	0812	CONCRETE C	0	100	0	0	2,644.00	SF	4.00	4.00	100	1990	1990	3	62	6,557	

TOTAL OB/XF 24,955

LAND DESCRIPTION

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	000100	C	SFR	100	0006	RM	150.00	300.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/06/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
12	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1987	1987	3	20	200	
13	0476	VF 6 SBPL	0	100	0	0	40.00	LF	32.00	32.00	100	2005	2005	3	69	883	

LAND DESCRIPTION

TOTAL OB/XF 1,083

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

REVIEW DATE 02/06/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS