TRACT 4
PT OF OR 430 PG 79
LEE STONER SHORES 2 UNR

SCHWEND DONALD ROY & MARGARET
54412 FOURACRE CIRCLE
CALLAHAN, FL 32011

2023

37-1N-25-296B-0004-0000

BUILDING CHARACTERISTICS

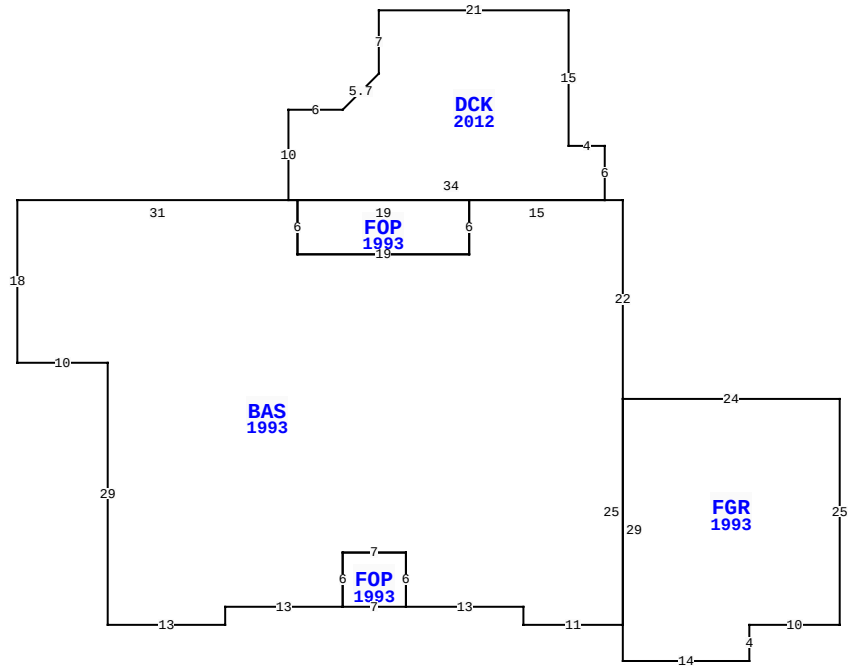
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,637	100	2,637	200,990
DCK	573	10	57	4,344
FGR	656	55	361	27,515
FOP	42	30	13	991
FOP	114	30	34	2,591
TOTALS	4,022		3,102	236,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,102	106.9040	96.48	299,281	1989	1994	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 2637 HX Base Yr



54412 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		236,432
TOTAL MARKET OB/XF VALUE		17,909
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		299,341
SOH/AGL Deduction		131,155
ASSESSED VALUE		168,186
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,186
TOTAL JUST VALUE		299,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007246	REPAIR/RRF	17,950	11/01/2017
3380	NEW CONSTR	0	01/31/1989
2895	H/AC	5,000	01/27/1989
5672	NEW CONSTR	5,200	01/27/1989
5444	NEW CONSTR	119,023	01/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0430/0072	8/01/1984	MS	U	I		117,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] N22 W2 DCK=[YR=2012] N6 W4 N15 W21 S7 D4 L4 W6 S10 E1 FOP=[YR=1993] S6 E19 N6 W19$ E34$ W15 S6 W19 N6 W31 S18 E10 S29 E13 N2 E13 FOP=[YR=1993] E7 N6 W7 S6$ N6 E7 S6 E13 S2 E11 N25$ S29E14 N4 E10 N25$.

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	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	100	20	34	680.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,104	
3	0812	CONCRETE C	0	100	0	0	4,142.00	SF	4.00	4.00	100	1991	1991	3	64	10,604	
4	0300	BOAT DCK W	0	100	0	0	273.00	SF	40.00	40.00	100	1995	1995	3	24	2,621	
5	0350	CARPORT WD	0	100	0	0	77.00	SF	13.00	13.00	100	1995	1995	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 17,909

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	0005	RM	150.00	300.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/16/2018 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS