TRACT 6 RP 183
IN OR 956/1215
LEE STONER SHORES 2 UNR

BERRY JEFFREY D
54481 FOURACRE CIRCLE
CALLAHAN, FL 32011

2023

37-1N-25-296B-0006-0000

BUILDING CHARACTERISTICS

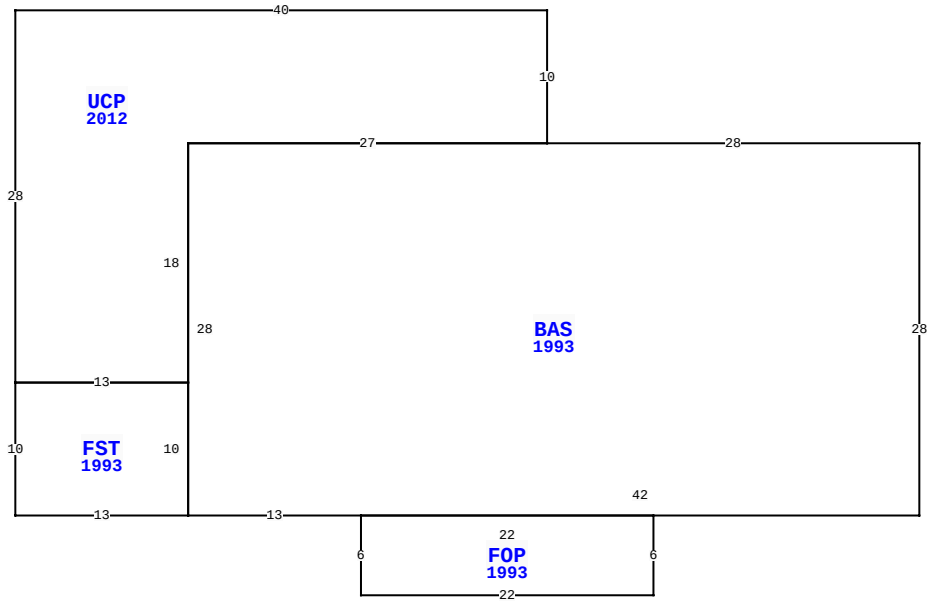
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,540	100	1,540	124,180
FOP	132	30	40	3,226
FST	130	55	72	5,806
UCP	634	20	127	10,240
TOTALS	2,436		1,779	143,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,779	107.0000	96.57	171,798	1978	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2001 Heated Area: 1540 HX Base Yr 2001



54481 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		143,451
TOTAL MARKET OB/XF VALUE		3,696
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		192,147
SOH/AGL Deduction		83,204
ASSESSED VALUE		108,943
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,943
TOTAL JUST VALUE		192,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MOO4697	H/AC	0	09/01/2000
R002811	REPAIR/RRF	4,000	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0956/1215	11/01/2000	WD	U	I	05	69,000
GRANTOR: OCWEN FEDERAL BANK						
GRANTEE: BERRY JEFFREY D						
0932/1784	5/19/2000	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: OCWEN FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UCP=[YR=2012] N10 W40 S28 FST=[YR=1993] S10 E13 N10W13$ E13 N18 E27 $ W27 S28 E13 FOP=[YR=1993] S6 E22 N6W22$ E42 N28$.

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	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	1973	1973	3	20	3,696	

LAND DESCRIPTION

TOTAL OB/XF 3,696

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 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