

LEWIS SUSAN LEE L/E/
54433 FOURACRE CIRCLE
CALLAHAN, FL 32011

37-1N-25-296B-0008-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 10003CENTRAL 10004AIR DUCTED 1003 1002WOOD FRAME 1001.1. 10006DIST 1D 10000NONE 100

CONSTRUCTION

QUALITY03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8026.00

TOTALS

1,3921,333116,263

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,333113.3600102.31136,379198719920014.7585.25

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE116,263TOTAL MARKET OB/XF VALUE31,629TOTAL LAND VALUE - MARKET45,000TOTAL MARKET VALUE192,892SOH/AGL Deduction87,220ASSESSED VALUE105,672TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE55,672TOTAL JUST VALUE192,892NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE156,359

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE2578/05417/16/2022LEUUI11100GRANTOR: LEWIS SUSAN LEEGRANTEE: TYLER LESLIE MARIE2315/090710/25/2019QCUII11100GRANTOR: LEWIS JERRY GLENGRANTEE: LEWIS SUSAN LEE

BUILDING NOTES

BAS=[YR=1993] W52 S30 E24 N6 FOP=[YR=1993] E14 N6 W14 S6\$ N6E14 S6 E14 N24\$.

BUILDING DIMENSIONS

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ % CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198619863622,17021242WD DECK A01002521525.00SF6.706.701001989198932070430511GARAGE CB-01003028840.00SF40.0040.001001991199136421,50440812CONCRETE C0100001,820.00SF4.004.00100199119913644,65950940SHEDS/PORT01001212144.00SF30.0030.00100201220123602,592

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000005RM150.00300.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE12/22/2021BYKBA

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