TRACTS 11 12 & 15
IN OR 2489/304
R 224311 & R 224312

EARL RONALD K REV TRUST/EARL RONALD K TRUSTEE
54315 FOURACRE CIRCLE
CALLAHAN, FL 32011

2023

37-1N-25-296B-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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
Quality	03	Quality Level 03

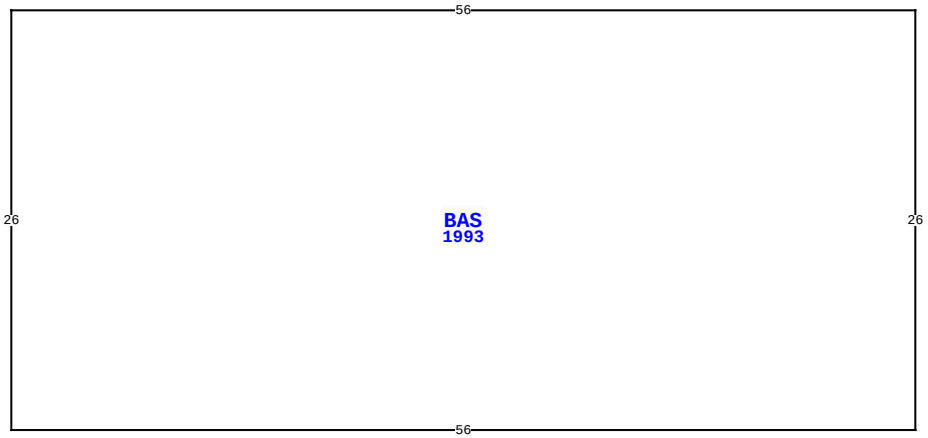
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	28,108
TOTALS	1,456		1,456	28,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	99.0000	64.35	93,694	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1456 HX Base Yr



54315 FOURACRE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		34,497
TOTAL MARKET OB/XF VALUE		8,308
TOTAL LAND VALUE - MARKET		74,250
TOTAL MARKET VALUE		117,055
SOH/AGL Deduction		56,187
ASSESSED VALUE		60,868
TOTAL EXEMPTION VALUE	HX HB DX	40,868
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		117,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9417	XFOB	2,640	03/01/2002
Z95406	REMODEL	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/0304	7/14/2021	WD	U	I	11	100
GRANTOR: EARL RONALD K						
GRANTEE: EARL RONALD K REVOC						
1758/0731	9/16/2011	WD	U	I	11	100
GRANTOR: EARL RONALD K						
GRANTEE: EARL RONALD K TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26 E56 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	0940	SHEDS/PORT	0	100	0	0	60.00	SF	20.10	20.10	100	1980	1980	3	20	241	
3	0510	GARAGE WD-	0	100	0	0	1,120.00	SF	35.00	35.00	100	1980	1980	3	20	7,840	
4	0940	SHEDS/PORT	0	100	6	10	60.00	SF	18.00	18.00	100	2002	2002	3	21	227	

LAND DESCRIPTION

TOTAL OB/XF 8,308

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	000102	C	SFR/MH	100	0005	RM	150.00	300.00	3.00	LT		1.00	1.00	0.55	45,000.00	24,750.00	74,250							

REVIEW DATE 02/06/2017 BY KBX Total Acres: 0.00 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 08/02/2023 BY SYS

TRACTS 11 12 & 15
IN OR 2489/304
R 224311 & R 224312

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2023

37-1N-25-296B-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

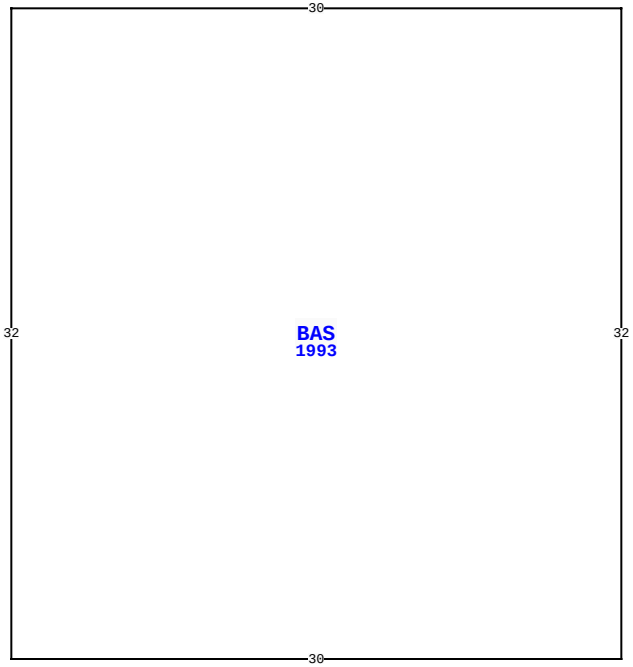
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	960	100	960	6,389
TOTALS	960		960	6,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	960	55.4400	13.31	12,778	1980	1980	0	0	0	50.00	50.00

2 BARNS – 100% - 0 Heated Area: 960 HX Base Yr



54315 FOURACRE CIR, CALLAHAN

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: EARL RONALD K REVOC						
1758/0731	9/16/2011	WD	U	I	11	100
GRANTOR: EARL RONALD K						
GRANTEE: EARL RONALD K TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S32 E30 N32$.

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 02/06/2017 BY KBX Total Acres: 0.00 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 08/02/2023 BY SYS