TRACT 19
IN OR 1982/1457
LEE STONER SHORES 2 UNR

ARENAS BOANERJES A
54207 FOURACRE CIR
CALLAHAN, FL 32011

2023

37-1N-25-296B-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

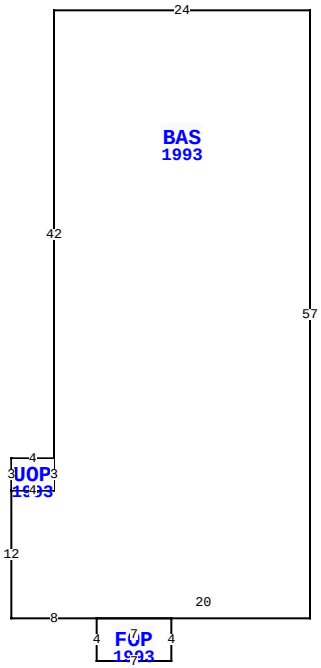
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,416	100	1,416	117,395
FOP	28	30	8	664
UOP	12	20	2	166
TOTALS	1,456		1,426	118,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,426	125.8400	113.57	161,951	1950	1970	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1416 HX Base Yr 2017



54207 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		125,486
TOTAL MARKET OB/XF VALUE		6,294
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		176,780
SOH/AGL Deduction		72,430
ASSESSED VALUE		104,350
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,350
TOTAL JUST VALUE		176,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327693	CARPORT	6,093	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1982/1457	6/01/2015	WD	U	I	37	34,000
GRANTOR: CROWELL CARREY S						
GRANTEE: ARENAS BOANERJES A						
1969/1254	3/23/2015	QC	U	I	11	100
GRANTOR: POGUE MARY						
GRANTEE: CROWELL CARREY STEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S42 UOP=[YR=1993] W4 S3 E4 N3$S3 W4 S12 E8
FOP=[YR=1993] S4 E7 N4 W7$E20 N57$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1970	1970	3	31.2	624	
2	0810	CONCRETE A	0	100	0	0	950.00	SF	6.50	6.50	100	1984	1984	3	47	2,902	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1995	1995	3	20	818	
4	0351	CARPORT MT	0	100	0	0	300.00	SF	10.00	10.00	100	2013	2013	3	65	1,950	

LAND DESCRIPTION

TOTAL OB/XF 6,294

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 04/21/2020 BY KBA 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

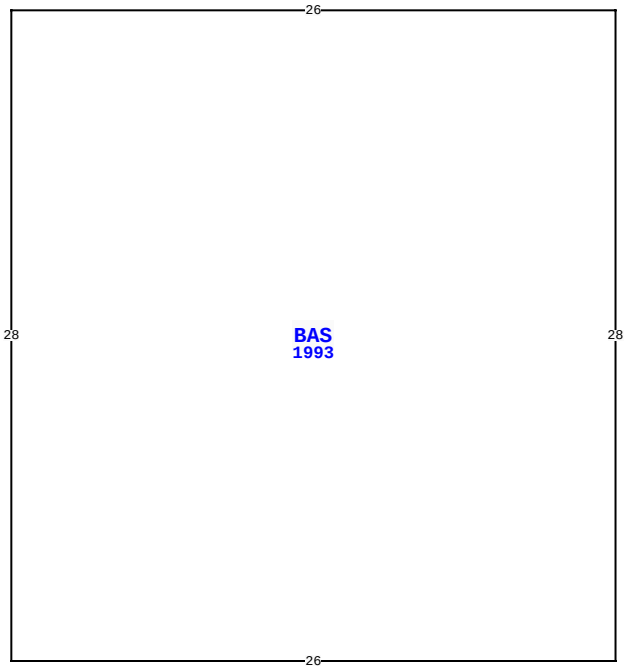
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD 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	728	100	728	7,262
TOTALS	728		728	7,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	728	57.0000	19.95	14,524	1984	1984	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2017 Heated Area: 728 HX Base Yr 2017



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1969/1254	3/23/2015	QC	U	I	11	100
GRANTOR: POGUE MARY						
GRANTEE: CROWELL CARREY STEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S28 E26 N28$.

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 04/21/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS