

IN OR 895/157
1986 SPRI D/W

LAYFIELD KEITH A
54098 FOURACRE CIRCLE
CALLAHAN, FL 32011

2024

37-1N-25-0000-0005-0160



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6													
Exterior Wall	30	VINYL 100	0820	02	1,685	116.8000	81.76	137,766	1986	2000	0	0	0	54.00	46.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2000														Heated Area: 1560											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2000											
Interior Wall	04	PLYWOOD 100																										
Interior Floo	13	LVT/LAMMT 60																										
Interior Floo	14	CARPET 40																										
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																										
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	1,560	100	1,560	58,671																								
DCK	20	15	3	113																								
DCK	116	15	17	639																								
USP	210	50	105	3,949																								
TOTALS			1,906	1,685	63,372																							
EXTRA FEATURES			54098 FOURACRE CIR, CALLAHAN																									
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												
1	0830	FLAGSTONE	0 100	0	0	134.00	SF	12.00	12.00	100	2004	2004	3	84	1,351													
2	0940	SHEDS/PORT	0 100	8	10	80.00	SF	13.20	13.20	100	1995	1995	3	20	211													
3	0940	SHEDS/PORT	0 100	8	10	80.00	SF	13.20	13.20	100	1995	1995	3	20	211													
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200													
TOTAL OB/XF 2,973																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000115	C	SFR ACRES	100	0005	RM	0.00	0.00	5.77	AC		1.00	1.00	0.75	16,000.00	12,000.00	69,240											
REVIEW DATE 01/14/2021 BY KWA Total Acres: 5.77 Total Land Value: 69,240 Market: 0 Agricultural: 0 Common: 69,240 PRINTED 08/06/2024 BY SYS																												

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