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

BERRY JEFFREY D
54481 FOURACRE CIRCLE
CALLAHAN, FL 32011

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

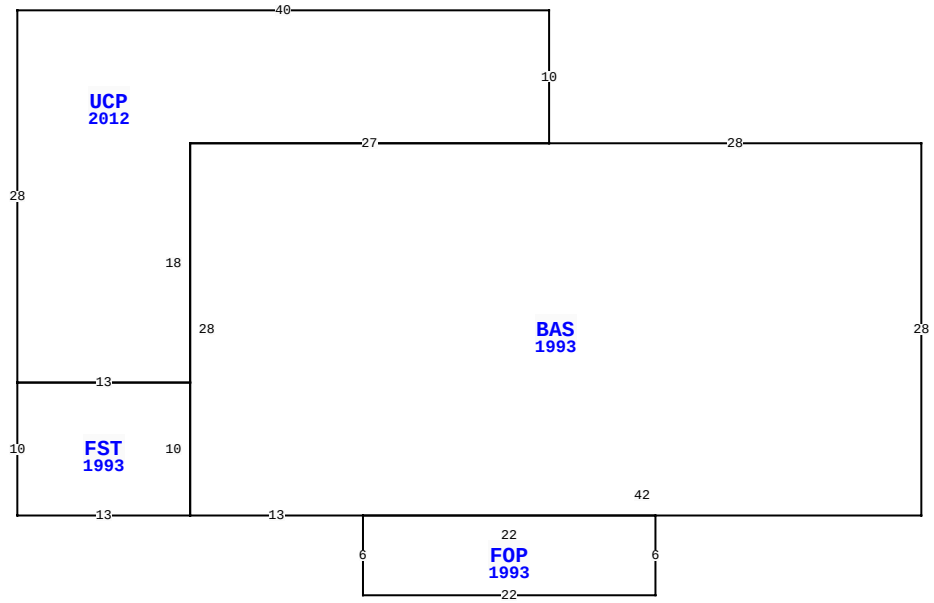
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	138,115
FOP	132	30	40	3,587
FST	130	55	72	6,458
UCP	634	20	127	11,390
TOTALS	2,436		1,779	159,550

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	113.4000	107.73	191,652	1978	1985	0	0	0	16.75	83.25

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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,550
TOTAL MARKET OB/XF VALUE		3,696
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		208,246
SOH/AGL Deduction		96,035
ASSESSED VALUE		112,211
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,211
TOTAL JUST VALUE		208,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,147

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 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS