E1/2 OF LOT 7
PT OR 404/776 & OR 791/1710
(EX OR 2245/558) &

LEWIS ROMELIA L/E/
54411 FOURACRE CIRCLE
CALLAHAN, FL 32011

2024

37-1N-25-296B-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

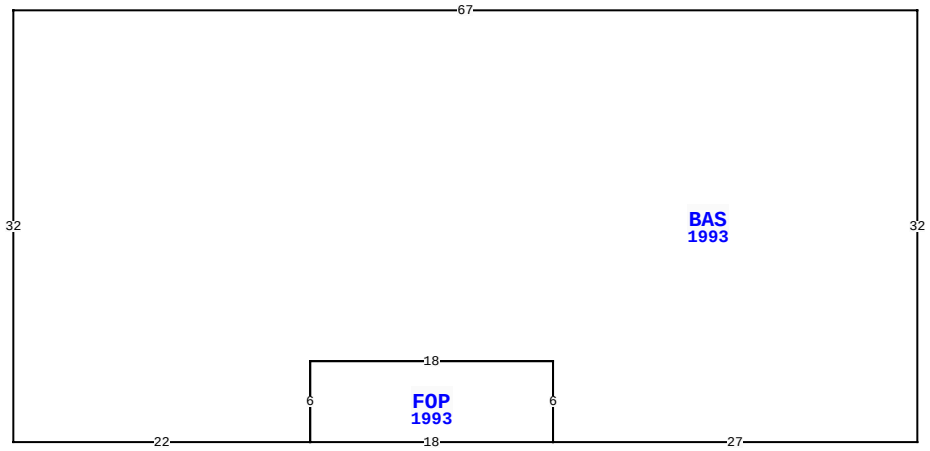
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,036	100	2,036	172,910
FOP	108	30	32	2,718
TOTALS	2,144		2,068	175,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,068	96.5790	120.72	249,649	1969	1980	0	0	0	29.65	70.35

1 SNGL FAM – 100% - 0 Heated Area: 2036 HX Base Yr



54411 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		175,628
TOTAL MARKET OB/XF VALUE		43,201
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		263,829
SOH/AGL Deduction		128,249
ASSESSED VALUE		135,580
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		80,580
TOTAL JUST VALUE		263,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995947	GARAGE	16,800	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0023	8/12/2022	LE	U	I	11	100
GRANTOR: LEWIS ROMELIA						
GRANTEE: LEWIS ROMELIA L/E,T						
2245/0555	12/26/2018	QC	U	I	11	100
GRANTOR: LEWIS JERRY GLEN						
GRANTEE: LEWIS ROMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S32 E22 FOP=[YR=1993] E18 N6 W18 S6 $ N6 E18 S6 E27 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	1985	1985	3	20	8,704	
3	0812	CONCRETE C	0	100	0	0	1,677.00	SF	4.00	4.00	100	1985	1985	3	47	3,153	
4	0810	CONCRETE A	0	100	0	0	488.00	SF	6.50	6.50	100	2000	2000	3	79	2,506	
5	0511	GARAGE CB-	0	100	28	24	672.00	SF	40.00	40.00	100	2000	2000	3	79	21,235	
6	0845	KOOL DECK	0	100	0	0	392.00	SF	7.25	7.25	100	1985	1985	3	47	1,336	
7	1242	WD DECK A	0	100	26	16	416.00	SF	10.00	10.00	100	1988	1988	3	20	832	
8	0351	CARPORT MT	0	100	26	16	416.00	SF	7.10	7.10	100	1988	1988	3	20	591	
9	0820	WOOD WALK	0	100	11	3	33.00	SF	5.88	5.88	100	1988	1988	3	40	78	
10	0910	SCRN RM L	0	100	38	24	912.00	SF	15.00	15.00	100	1986	1986	3	20	2,736	

TOTAL OB/XF 43,201

LAND DESCRIPTION

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 06/04/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS