W1/2 OF LOT 7 IN OR 2315/907
W1/2 OF LOT 8 PT OR 485/78
(EX OR 2245/555)

LEWIS SUSAN LEE L/E/
54433 FOURACRE CIRCLE
CALLAHAN, FL 32011

2024

37-1N-25-296B-0008-0000

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	05	DRYWALL 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

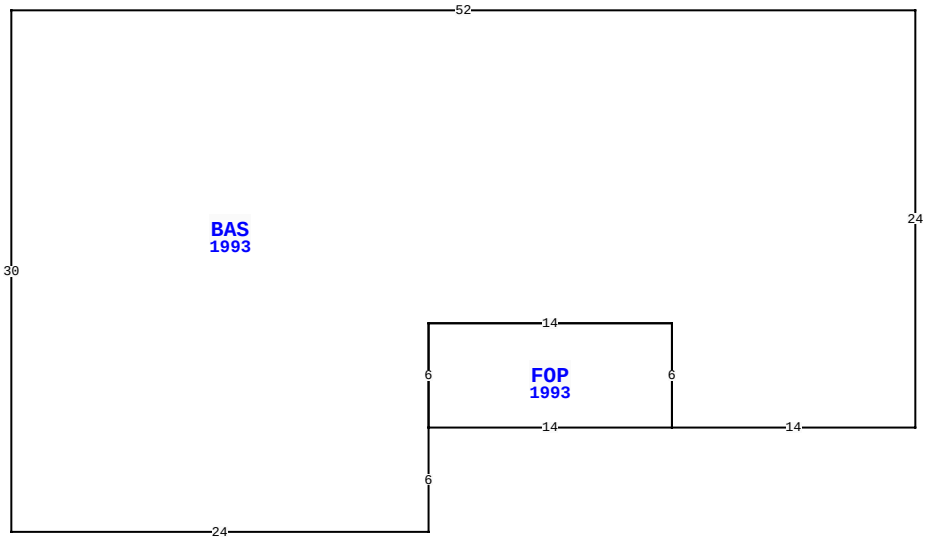
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1,308	119,730
FOP	84	30	25	2,288
TOTALS	1,392		1,333	122,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,333	113.3600	107.69	143,551	1987	1992	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1308 HX Base Yr



54433 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		122,018
TOTAL MARKET OB/XF VALUE		30,526
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		197,544
SOH/AGL Deduction		88,702
ASSESSED VALUE		108,842
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,842
TOTAL JUST VALUE		197,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014847	REPAIR/RRF	8,178	10/27/2021
6806	GARAGE	14,280	10/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2664/846	8/31/2023	LE	U	I	11	100
GRANTOR: LEWIS SUSAN CAROL						
GRANTEE: TYLER LESLIE MARIE						
2578/0541	7/16/2022	LE	U	I	11	100
GRANTOR: LEWIS SUSAN LEE						
GRANTEE: TYLER LESLIE MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S30 E24 N6 FOP=[YR=1993] E14 N6 W14 S6$ N6 E14 S6 E14 N24$.

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	1986	1986	3	60	2,100	
2	1242	WD DECK A	0	100	25	21	525.00	SF	6.70	6.70	100	1989	1989	3	20	704	
3	0511	GARAGE CB-	0	100	30	28	840.00	SF	40.00	40.00	100	1991	1991	3	62	20,832	
4	0812	CONCRETE C	0	100	0	0	1,820.00	SF	4.00	4.00	100	1991	1991	3	62	4,514	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2012	2012	3	55	2,376	

LAND DESCRIPTION

TOTAL OB/XF 30,526

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 12/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS