PT TRACT 23
IN OR 2529/947
LEE STONER SHORES 2 UNR

HOLCOMB GERALD A & SUSAN D
54071 FOURACRE CIR
CALLAHAN, FL 32011

2024

37-1N-25-296B-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

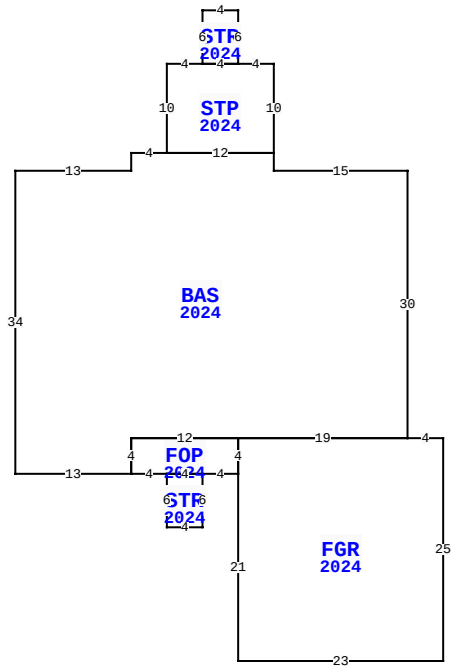
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,404	100	1,404	190,228
FGR	575	55	316	42,815
FOP	48	30	14	1,897
STP	120	10	12	1,626
STR	24	10	2	271
STR	24	10	2	271
TOTALS	2,195		1,750	237,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,750	108.3950	135.49	237,108	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1404 HX Base Yr 2024



54071 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		237,108
TOTAL MARKET OB/XF VALUE		3,413
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		285,521
SOH/AGL Deduction		88,255
ASSESSED VALUE		197,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,266
TOTAL JUST VALUE		285,521
NCON VALUE		240,521
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,000

MISC STRG CONTAINER= NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2207594	CO		09/05/2023
22007594	NEW CONSTR	249,317	05/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2529/0947	11/30/2021	SW	Q	V	01	85,000
GRANTOR: TIMBERLINE INC						
GRANTEE: HOLCOMB GERALD A &						
2471/0199	6/15/2021	WD	U	V	11	100
GRANTOR: SMITH R LEE						
GRANTEE: TIMBERLINE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,54] N34 E13 N2 E4 E12 S2 E15 S30 W19 W12 S4 W13 $
FOP=[YR=2024;ORIG=34,50] E12 S4 W4 W4 W4 N4 $
STR=[YR=2024;ORIG=38,54] E4 S6 W4 N6 $
FGR=[YR=2024;ORIG=69,50] W4 W19 S4 S21 E23 N25 $
STP=[YR=2024;ORIG=50,18] W12 N10 E4 E4 E4 S10 $
STR=[YR=2024;ORIG=42,8] E4 N6 W4 S6 $
.

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
3	0810	CONCRETE A	0	100	0	0	525.00	SF	6.50	6.50	100	2024	2023		100	3,413	

LAND DESCRIPTION

TOTAL OB/XF 3,413

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/19/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS