TRACT 24
IN OR 2728/244
ESMT IN OR 2405-1390, OR 2468-17

GROSSHOLZ THOMAS W & SHELIA G L/E/
54021 FOUR ACRE LANE
CALLAHAN, FL 32011

2024

37-1N-25-296B-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

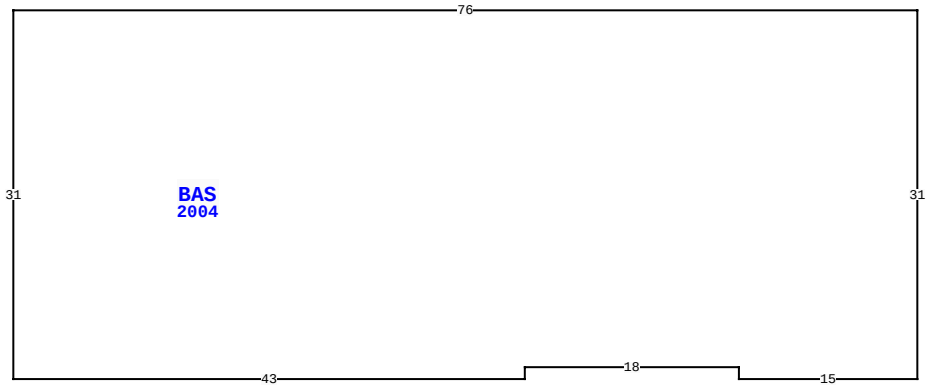
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,338	100	2,338	110,597
TOTALS	2,338		2,338	110,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,338	116.8000	87.60	204,809	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2005 Heated Area: 2338 HX Base Yr 2005



54021 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		110,597
TOTAL MARKET OB/XF VALUE		11,309
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		166,906
SOH/AGL Deduction		61,489
ASSESSED VALUE		105,417
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,417
TOTAL JUST VALUE		166,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12362	GARAGE	4,106	02/01/2004
B12363	CARPORT	3,585	02/01/2004
MH4301	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/244	2/27/2024	QC	U	I	11	100
GRANTOR: GROSSHOLZ THOMAS W &						
GRANTEE: GERACI LISA G						
1189/1532	11/19/2003	TD	U	V	13	25,000
GRANTOR: SOUTHTRUST BANK & TOM						
GRANTEE: GROSSHOLZ THOMAS W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S31 E43 N1 E18 S1 E15 N31$.

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	1242	WD DECK A	0	100	18	8	144.00	SF	10.00	10.00	100	2004	2004	3	22	317	
2	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	2004	2004	3	22	352	
3	0510	GARAGE WD-	0	100	25	24	600.00	SF	35.00	35.00	100	2004	2004	3	36	7,560	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 11,309

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	000102	C	SFR/MH	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