

TRACT 25
IN OR 92/317 & OR 221/174
LEE STONER SHORES 2 UNR

MCLARTY PATRICIA ANN
54052 FOURACRE CIRCLE
CALLAHAN, FL 32011

2024

37-1N-25-296B-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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

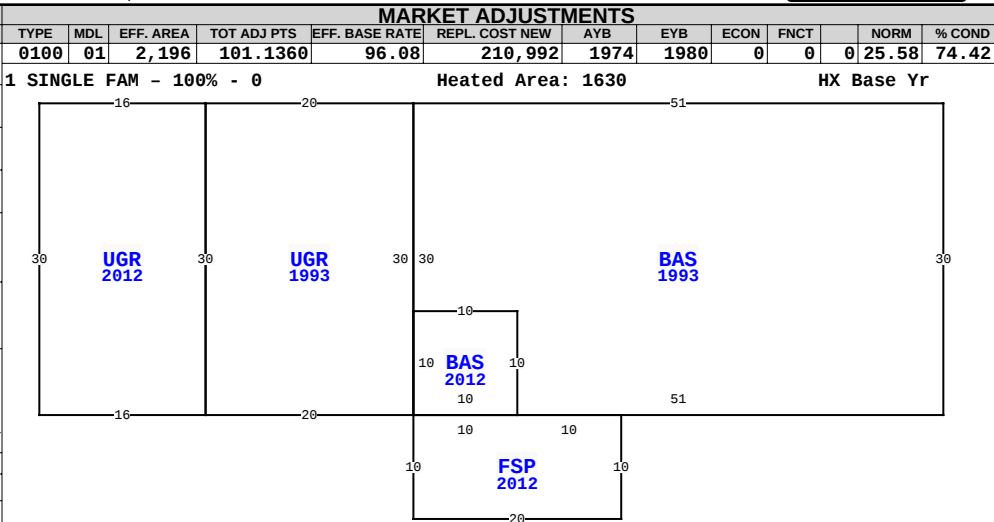
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	1,530	109,399
BAS	100	100	100	7,150
FSP	200	40	80	5,720
UGR	600	45	270	19,306
UGR	480	45	216	15,444

TOTALS 2,910 2,196 157,020

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	840.00	SF	5.20	5.20	
2	0812	CONCRETE C	0	100	0	0	2,944.00	SF	4.00	4.00	
3	1242	WD DECK A	0	100	10	28	280.00	SF	10.00	10.00	
4	0681	POLE SHED	0	100	0	0	327.00	SF	15.00	15.00	
5	0940	SHEDS/PORT	0	100	13	12	156.00	SF	30.00	30.00	
6	0350	CARPORT WD	0	100	22	20	440.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0005	RM	200.00	215.00	1.00	LT	

REVIEW DATE 01/14/2021 BY KWA



54052 FOURACRE CIR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
11,459											

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		157,020	
TOTAL MARKET OB/XF VALUE		11,459	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		213,479	
SOH/AGL Deduction		102,775	
ASSESSED VALUE		110,704	
TOTAL EXEMPTION VALUE		110,704	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		213,479	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		207,100	

PRCL:0:1: ALSO SEE VAC PRCL: -296B-0026-0000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614934	REPAIR/RRF	8,000	03/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0221/0174	1/01/1976	WD	Q	V	
GRANTOR:					2,500
GRANTEE:					
0092/0317	1/01/1969	TA	U	V	
GRANTOR:					2,295
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W51 UGR=[YR=1993] W20 UGR=[YR=2012] W16 S30 E16 N30\$ S30 E20 FSP=[YR=2012] S10 E20 N10 W10 BAS=[YR=2012] N10 W10 S10E10\$ W10\$ N30\$ S30E51 N30\$.					

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