IN OR 2169/581
1988 SKYLINE DW/MH

STAAB MICHAEL & BARBARA
54226 FOURACRE CIRCLE
CALLAHAN, FL 32011

2025

37-1N-25-0000-0005-0080

BUILDING CHARACTERISTICS

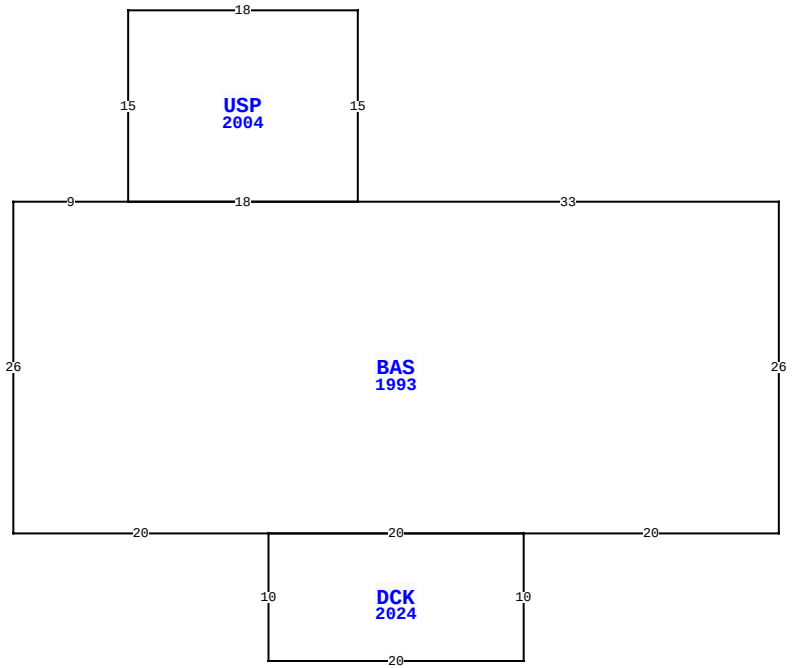
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	57,044
DCK	200	15	2024	30	1,097
USP	270	50	2004	135	4,937
TOTALS	2,030			1,725	63,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,725	152.3600	121.89	210,260	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 1560 HX Base Yr 2019



54226 FOURACRE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		63,078
TOTAL MARKET OB/XF VALUE		8,477
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		128,555
SOH/AGL Deduction		93,994
ASSESSED VALUE		34,561
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		4,561
TOTAL JUST VALUE		128,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/0581	1/04/2018	WD	U	I	37	10,000
GRANTOR: WAYCASTER JOHN D SR &						
GRANTEE: STAAB MICHAEL & BAR						
1826/1426	11/21/2012	WD	Q	I	02	69,000
GRANTOR: PUTMAN ROGER LEE & NA						
GRANTEE: WAYCASTER JOHN D SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W33 W18 W9 S26 E20 E20 E20 N26 $
USP=[YR=2004;ORIG=-33,0] N15 W18 S15 E18 $
DCK=[YR=2024;ORIG=-40,26] E20 S10 W20 N10 $
.

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	0681	POLE SHED	0	100	0	0	234.00	SF	15.00	15.00	100	1985	1985	3	20	702	
2	0811	CONCRETE B	0	100	45	21	945.00	SF	5.20	5.20	100	1988	1988	3	52	2,555	
3	0810	CONCRETE A	0	100	102	3	306.00	SF	6.50	6.50	100	1988	1988	3	52	1,034	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	1985	1985	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 8,477

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	RES	100	0005	RM	0.00	0.00	3.80	AC		1.00	1.00	0.50	30,000.00	15,000.00	57,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.80 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000 PRINTED 07/30/2025 BY SYS