

TRACT 19
IN OR 1982/1457
LEE STONER SHORES 2 UNR

ARENAS BOANERJES A
54207 FOURACRE CIR
CALLAHAN, FL 32011

2025

37-1N-25-296B-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	09	PINE WOOD 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. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,416	100
FOP	28	30
UOP	12	20
TOTALS	1,456	

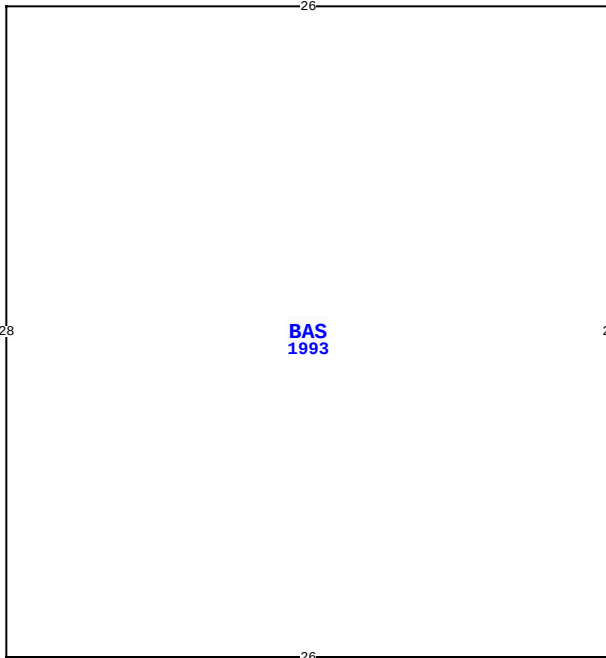
MARKET ADJUSTMENTS																																				
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																									
0100	01	1,426	125.8400	125.84	179,448	1950	1970	0	0	0	28.50	71.50																								
1 SINGLE FAM - 100% - 2017				Heated Area: 1416				HX Base Yr 2017																												
<table><tr><td>BLD DATE</td><td colspan="5"></td><td>LGL DATE</td><td colspan="5"></td></tr><tr><td>XF DATE</td><td colspan="5"></td><td>LAND DATE</td><td colspan="5">03/31/2025 MLU</td></tr></table>													BLD DATE						LGL DATE						XF DATE						LAND DATE	03/31/2025 MLU				
BLD DATE						LGL DATE																														
XF DATE						LAND DATE	03/31/2025 MLU																													

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1970
2	0810	CONCRETE A	0	100	0	0	950.00	SF	6.50	6.50	100	1984
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1995
4	0351	CARPORT MT	0	100	0	0	300.00	SF	10.00	10.00	100	2013
TOTAL OB/XF 5,608												

LAND DESCRIPTION										TOTAL OB/XF					5,608		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
1	000100	C	RES	100	0005	RM	150.00	300.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	
											</						

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION																				PAGE 2 of 2																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	15	CONC BLOCK 70								6500	01	728	57.0000	21.09	15,354	1984	1984	0	0	0	50.00	50.00																					
Exterior Wall	20	FACE BRICK 30								2 GARAGE RES - 100% - 2017										Heated Area: 728										HX Base Yr 2017													
Roof Structur	03	GABLE/HIP 100																																									
Roof Cover	03	COMP SHNGL 100																																									
Interior Wall	01	MINIMUM 100																																									
Interior Floo	03	CONC FINSH 100																																									
Air Condition	01	NONE 100																																									
Heating Type	01	NONE 100																																									
Bedrooms		0 100																																									
Bathrooms		0 100																																									
Frame	02	WOOD FRAME 100																																									
Stories	1.	1. 100																																									
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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	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																					
BAS	728	100	1993	728		7,677																																					
TOTALS	728			728		7,677																				BLD DATE				LGL DATE		03/31/2025		MLU									
EXTRA FEATURES																54207 FOURACRE CIR, CALLAHAN																XF DATE				LAND DATE				AG DATE			
L N	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																										
LAND DESCRIPTION																TOTAL OB/XF																0											
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																		
REVIEW DATE	04/21/2020	BY	KBA	Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000	PRINTED 07/30/2025 BY SYS																													