PT LOT 20
IN OR 2609/1562
LEE STONER SHORES 2 UNR

DALLETT KEVIN J & JILL MACKENZIE L/E/
54185 FOURACRE CIRCLE
CALLAHAN, FL 32011

2025

37-1N-25-296B-0020-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

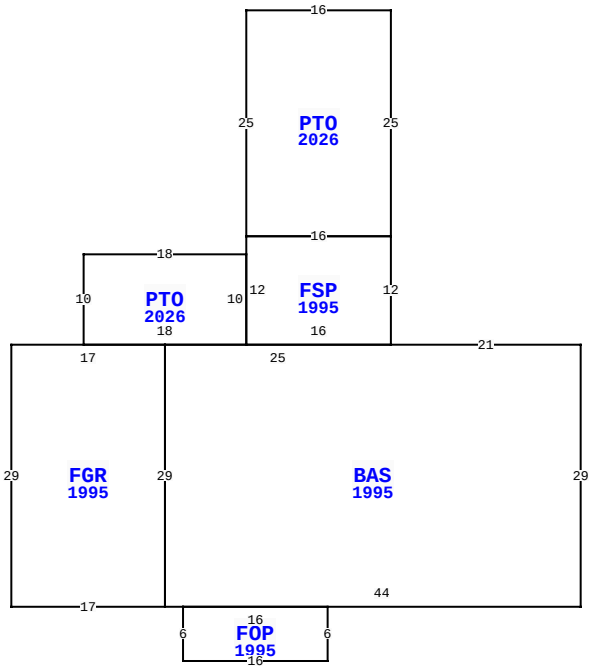
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100	1995	1,334	216,698
FGR	493	55	1995	271	44,022
FOP	96	30	1995	29	4,711
FSP	192	40	1995	77	12,509
PTO	180	5	2026	9	1,462
PTO	400	5	2026	20	3,249
TOTALS	2,695			1,740	282,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,740	137.5000	181.50	315,810	1995	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2022 Heated Area: 1334 HX Base Yr 2022



54185 FOURACRE CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		288,797
TOTAL MARKET OB/XF VALUE		14,847
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		353,644
SOH/AGL Deduction		77,562
ASSESSED VALUE		276,082
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,360
TOTAL JUST VALUE		353,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951804	NEW CONSTR	62,000	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/1562	12/21/2022	QC	U	I	11	100
GRANTOR: DALLETT KEVIN J & JIL						
GRANTEE: DALLETT KEVIN J & J						
2465/0011	5/21/2021	WD	Q	I	01	285,000
GRANTOR: WESTMORELAND CHRISTIN						
GRANTEE: DALLETT KEVIN J & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W21 W25 S29 E2 E44 N29 $
FGR=[YR=1995;ORIG=-46,0] W17 S29 E17 N29 $
PTO=[YR=2026;ORIG=-37,-37] E16 S25 W16 N25 $
FSP=[YR=1995;ORIG=-21,0] N12 W16 S12 E16 $
FOP=[YR=1995;ORIG=-44,29] S6 E16 N6 W16 $
PTO=[YR=2026;ORIG=-37,-10] W18 S10 E18 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	0810	CONCRETE A	0	100	13	20	260.00	SF	6.50	6.50	100	1995	1995	3	68	1,149	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
3	0811	CONCRETE B	0	100	0	0	1,440.00	SF	5.20	5.20	100	2016	2016	3	95	7,114	
4	0810	CONCRETE A	0	100	0	0	616.00	SF	6.50	6.50	100	2020	2020	3	98	3,924	

LAND DESCRIPTION

TOTAL OB/XF 14,847

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

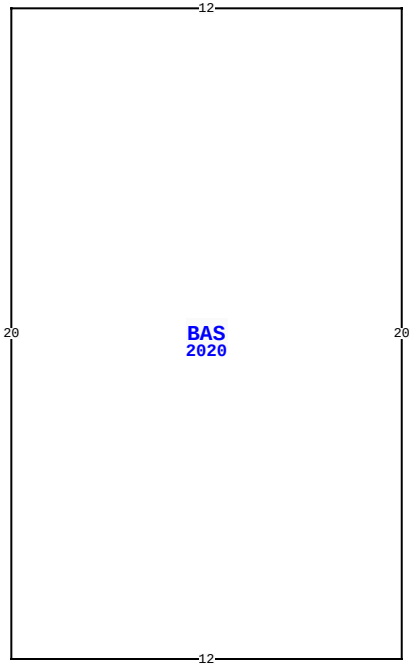
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	240	100	2020	240	6,147
TOTALS	240			240	6,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	240	72.1050	26.68	6,403	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2022 Heated Area: 240 HX Base Yr 2022



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GRANTEE: DALLETT KEVIN J & J						
2465/0011	5/21/2021	WD	Q	I	01	285,000
GRANTOR: WESTMORELAND CHRISTIN						
GRANTEE: DALLETT KEVIN J & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 S20 E12 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS