

BLOCK 1 LOT 19
IN OR 2197/128
SHEFFIELD VILLAGE PB 5/28 & 29

ELLIS FRED W JR
54561 DORNBUSH RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0190



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	02	WALL BOARD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	02	ROLL COMP 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	14	CARPET 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		
BUD8 Adjustme	06	DIST 1D 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	1,680	100	1,680	32,432
FEP	240	85	204	3,938
UOP	160	25	40	772

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,924	99.0000	64.35	123,809	1983	1983	0	0	0	70.00	30.00
1 M/H 93- - 100% - 2019 Heated Area: 1884 HX Base Yr 2019												

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE					37,143							
TOTAL MARKET OB/XF VALUE					3,712							
TOTAL LAND VALUE - MARKET					45,000							
TOTAL MARKET VALUE					85,855							
SOH/AGL Deduction					42,136							
ASSESSED VALUE					43,719							
TOTAL EXEMPTION VALUE					HX HB		25,000					
BASE TAXABLE VALUE					18,719							
TOTAL JUST VALUE					85,855							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					73,863							
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2197/0128		5/05/2018		QC	U	I	11	10,000				
GRANTOR:DUNN BETTY S												
GRANTEE:ELLIS FRED W JR												
0529/0046		10/16/1987		WD	Q	V		12,000				
GRANTOR:CLAIRE HOWARD INC												
GRANTEE:DUNN JOE & BETTY S												
BUILDING NOTES												