BLOCK 3 LOT 24
IN OR 2137/1898
SHEFFIELD VILLAGE PB 5/28 & 29

DEAN CINDY D & DENNIS A
44078 CROSS CREEK BLVD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0003-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

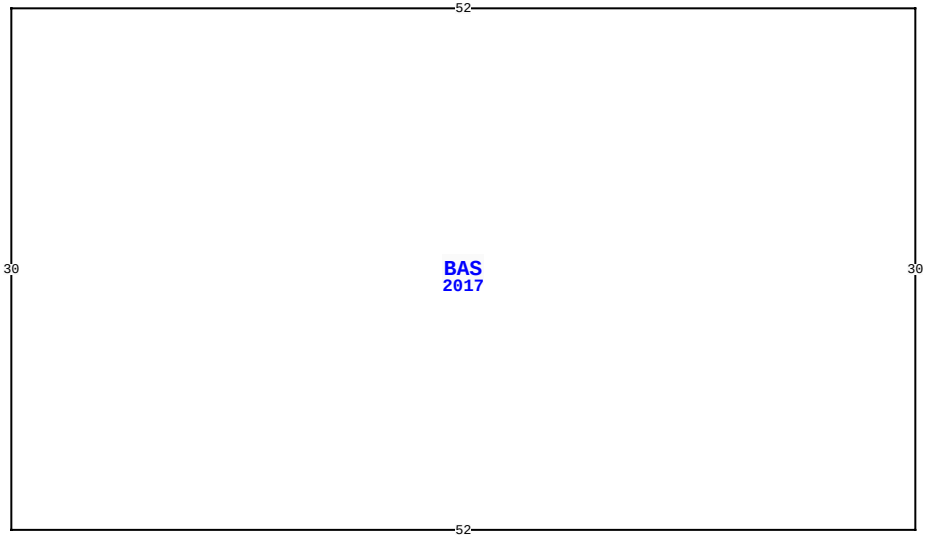
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	118,211
TOTALS	1,560		1,560	118,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.4000	81.48	127,109	2017	2017	0	0	0	7.00	93.00

1 M/H 94+ – 0% - 0 Heated Area: 1560 HX Base Yr



54117 ARMSTRONG RD, CALLAHAN

BLD DATE	05/15/2008	JW
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	118,211
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	165,171
SOH/AGL Deduction	30,413
ASSESSED VALUE	134,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,758
TOTAL JUST VALUE	165,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005350	CO ISSUED	0	11/22/2017
17005350	MH MOVE-ON	0	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2137/1898	7/28/2017	WD	Q	I	01	37,500
GRANTOR: BOONE JERRY J JR						
GRANTEE: DEAN CINDY D & DENN						
1204/0153	1/27/2004	WD	U	I	07	100
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: WILSON PHILLIP M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W52 S30 E52 N30$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/18/2018 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS