

BLOCK 4 LOT 29 & PT LOT 28
IN OR 1718/1896 & OR 1806/1332
SHEFFIELD VILLAGE PB 5/28 & 29

CRISSINGER CHRISTOPHER S
54177 BEA RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0004-0290



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	790	100	790	14,943
TOTALS	790		790	14,943

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	
2	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	
3	0510	GARAGE WD-	0 100	35	16	560.00	SF	35.00	
4	0810	CONCRETE A	0 100	16	9	144.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	790	97.0000	63.05	49,810	1986	1986		0	0	70.00	30.00	
1 M/H 93- - 100% - 2012 Heated Area: 790 HX Base Yr 2012													
14 56 4 2.2 4 2.2 2 56 BAS 1993													
54177 BEA RD, CALLAHAN													
		BLD DATE			LGL DATE								
		XF DATE	04/26/2007		DJ								
		INC 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
1	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	2006	2006	3	31	595	
2	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	2006	2006	3	31	248	
3	0510	GARAGE WD-	0 100	35	16	560.00	SF	35.00	35.00	100	2008	2008	3	56	10,976	
4	0810	CONCRETE A	0 100	16	9	144.00	SF	6.50	6.50	100	2008	2008	3	90	842	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					14,943				
TOTAL MARKET OB/XF VALUE					12,661				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					72,604				
SOH/AGL Deduction					31,103				
ASSESSED VALUE					41,501				
TOTAL EXEMPTION VALUE					25,000				
BASE TAXABLE VALUE					16,501				
TOTAL JUST VALUE					72,604				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					64,049				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1806/1332	8/01/2012	WD	U	I	30	100			
GRANTOR: BRAMMER MONICA									
GRANTEE: CRISSINGER CHRISTOP									
1718/1896	1/06/2011	WD	U	I	40	56,000			
GRANTOR: ASPINWALL JESSE R & M									
GRANTEE: CRISSINGER CHRISTOP									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W56 S14 E56 N2 R1 U2 N4 U2 L1 N4\$.									