BLOCK 9 LOT 17
IN OR 1241/1611
SHEFFIELD VILLAGE PG 5/28 & 29

BRETZ FRANK C & MILDRED
54197 JEANNIE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0009-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

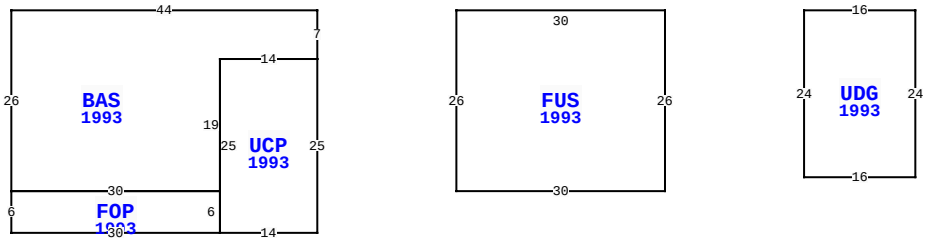
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	878	100	878	81,706
FOP	180	30	54	5,025
FUS	780	100	780	72,586
UCP	350	20	70	6,515
UDG	384	55	211	19,636
TOTALS	2,572		1,993	185,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,993	117.5020	106.05	211,358	1992	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2005 Heated Area: 1658 HX Base Yr 2005



54197 JEANNIE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		185,467
TOTAL MARKET OB/XF VALUE		336
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		230,803
SOH/AGL Deduction		113,842
ASSESSED VALUE		116,961
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,961
TOTAL JUST VALUE		230,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005112	REPAIR/RRF	8,700	06/12/2020
4061	H/AC	2,000	01/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/1611	6/29/2004	WD	Q	I		133,500
GRANTOR: ENLOW JOHN C & CAROL						
GRANTEE: BRETZ FRANK C & MIL						
0764/1071	7/05/1996	QC	U	I	07	100
GRANTOR: COOK JOSEPH M						
GRANTEE: ENLOW JOHN & CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S26 FOP=[YR=1993] S6 E30 UCP=[YR=1993] E14 N25 W14 S25$ N6 W30$ E30 N19 E14 N7$ PTR=E20 FUS=[YR=1993] E30 S26 W30 N26$ W20$ PTR=E70 UDG=[YR=1993] E16 S24 W16 N24$ W70$.

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
2	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1998	1998	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 336

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	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 09/24/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS