BLOCK 9 LOT 18 R583849
IN OR 605 PG 837
SHEFFIELD VILLAGE PB 5/28 & 29

GETTAN ARNOLD B
7866 DWYER DRIVE
JACKSONVILLE, FL 32244

2023

37-1N-25-299S-0009-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 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		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

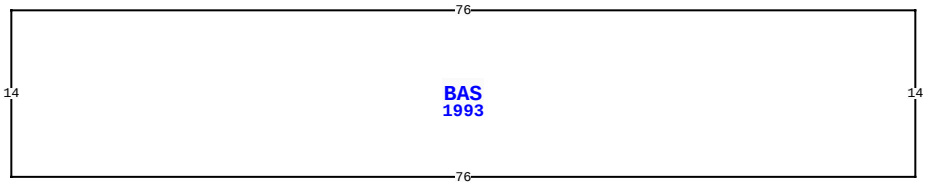
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	22,408
TOTALS	1,064		1,064	22,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	108.0000	70.20	74,693	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



54231 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	22,408
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	67,408
SOH/AGL Deduction	28,152
ASSESSED VALUE	39,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,256
TOTAL JUST VALUE	67,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0605/0837	8/27/1990	QC	U	I	01	100
GRANTOR: GETTAN HEATHER LEE						
GRANTEE: GETTAN ARNOLD B						
0513/1013	3/27/1987	WD	Q	V		8,900
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: GETTAN ARNOLD & H L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 N14$.

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
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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS