BLOCK 2 LOT 12
SHEFFIELD VILLAGE PB 5/28 & 29

GRIFFIS ROBERT S/PHILIIPS JOEY T
4900 EULACE ROAD
JACKSONVILLE, FL 32210

**2024**

**37-1N-25-299S-0002-0120**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 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 |
| Quality | 03 | Quality Level 03 |

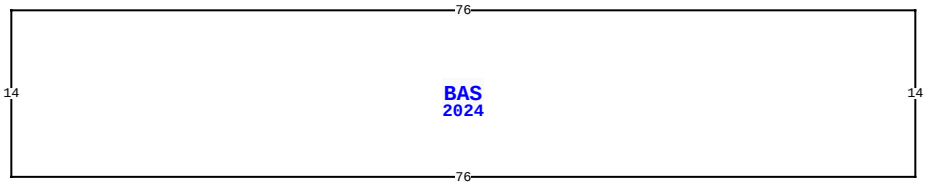
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,064 | 100 | 1,064 | 90,062 |
| TOTALS | 1,064 | | 1,064 | 90,062 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,064 | 114.0000 | 85.50 | 90,972 | 2023 | 2023 | 0 | 0 | 0 | 1.00 | 99.00 |

1 M/H 94+ – 0% - 2024 Heated Area: 1064 HX Base Yr




54346 ARMSTRONG 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 | 90,062 |
| TOTAL MARKET OB/XF VALUE | 3,299 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 138,361 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 138,361 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 138,361 |
| TOTAL JUST VALUE | 138,361 |
| NCON VALUE | 90,062 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 60,437 |

RP: 12875253

SW/MH VIN: CWP052234TN _TITLE: 151748547 _ OWNERS:

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23-11377 | CO | | 10/31/2023 |
| MH23-11377 | SW/MH | | 09/07/2023 |
| 22013623 | DEMOLITION | 1,000 | 09/07/2022 |
| 7594 | REPAIR/RRF | 1,900 | 10/10/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2586/1442 | 8/25/2022 | WD | Q | I | 03 | 80,000 |
| GRANTOR: HEJDUK CHRISTINE M | | | | | | |
| GRANTEE: GRIFFIS ROBERT S & | | | | | | |
| 1072/1383 | 8/05/2002 | QC | U | I | 01 | 100 |
| GRANTOR: MURRAY MARGARET MICHE | | | | | | |
| GRANTEE: HEJDUK CHRISTINE M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=34,10] E76 S14 W76 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,386.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 59.5 | 3,299 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,299

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 12/20/2022 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS