

BLOCK 2 LOT 18
IN OR 2595/195
SHEFFIELD VILLAGE PB 5/28 & 29

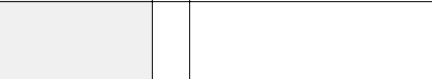
VANDERWORKEN LEWIS & CHRISTINA
54179 ARMSTRONG ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0002-0180



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	13	LVT/LAMMT 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	04	Quality Level 04
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	2,261	100	2,261	151,465
FOP	299	30	90	6,029
TOTALS	2,560		2,351	157,494

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000102	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,351	127.6000	95.70	224,991	2000	2012	0	0	0	30.00	70.00	
1 M/H 94+ - 0% - 2023 Heated Area: 2261 HX Base Yr													
54176 ARMSTRONG RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

TOTAL OB/XF													
2,940													

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2,940													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		157,494	
TOTAL MARKET OB/XF VALUE		2,940	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		205,434	
SOH/AGL Deduction		0	
ASSESSED VALUE		205,434	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		205,434	
TOTAL JUST VALUE		205,434	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		199,169	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003240	MH MOVE-ON	0	08/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2595/0195	10/06/2022	WD	Q	I	01	260,000	
GRANTOR: MAVERICK REAL ESTATE							
GRANTEE: VANDERWORKEN LEWIS							
2562/1405	5/09/2022	WD	Q	I	01	115,000	
GRANTOR: KENNISON ZINA							
GRANTEE: MAVERICK REAL ESTAT							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2000] W64 S40 E41 FOP=[YR=2000] E23 N13 W23 S13 \$ N13 E23 N27 \$.													