BLOCK 3 LOT 29
IN OR 2093/552
SHEFFIELD VILLAGE PB 5/28 & 29

DIXIE DREAM STARTERS LLC
44449 WOODRIDGE DR
CALLAHAN, FL 32011

2024

37-1N-25-299S-0003-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

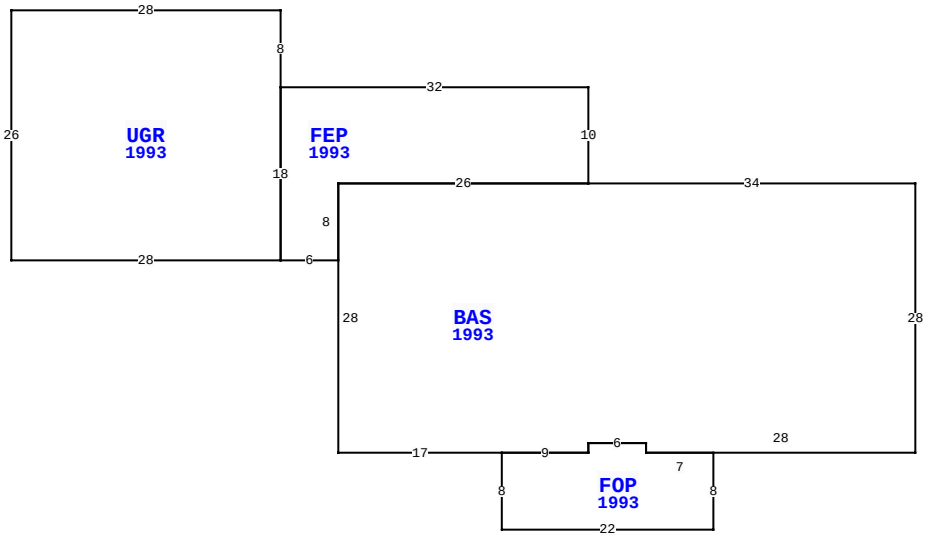
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	41,341
FEP	368	85	313	7,730
FOP	182	30	55	1,358
UGR	728	45	328	8,100
TOTALS	2,952		2,370	58,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,370	117.6000	82.32	195,098	1985	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1987 HX Base Yr



54255 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	58,529
TOTAL MARKET OB/XF VALUE	9,214
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	112,743
SOH/AGL Deduction	45,520
ASSESSED VALUE	67,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,223
TOTAL JUST VALUE	112,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1900076	REPAIR/RRF	1,300	01/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/0552	12/29/2016	WD	Q	I	01	38,000
GRANTOR: BRIGHTLANE CORP						
GRANTEE: DIXIE DREAM STARTER						
2085/0232	10/17/2016	QC	U	I	11	24,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: BRIGHTLANE CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FEP=[YR=1993] N10 W32 UGR=[YR=1993] N8 W28 S26 E28 N18 $ S18 E6 N8 E26 $ W26 S28 E17 FOP=[YR=1993] S8 E22 N8 W7 N1 W6 S1 W9 $ E9 N1 E6 S1 E28 N28 $.

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	0811	CONCRETE B	0	0	0	0	1,808.00	SF	5.20	5.20	100	2019	2019	3	98	9,214	

LAND DESCRIPTION

TOTAL OB/XF 9,214

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 10/28/2019 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS