BLOCK 4 LOT 29 & PT LOT 28
IN OR 1718/1896 & OR 1806/1332
SHEFFIELD VILLAGE PB 5/28 & 29

CRISSINGER CHRISTOPHER S
54177 BEA RD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299S-0004-0290**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

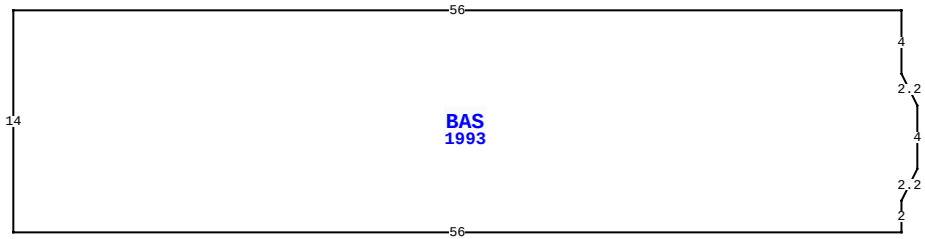
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 790 | 100 | 790 | 17,420 |
| TOTALS | 790 | | 790 | 17,420 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 790 | 105.0000 | 73.50 | 58,065 | 1986 | 1986 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2012 Heated Area: 790 HX Base Yr 2012




54177 BEA RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 04/26/2007 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 17,420 |
| TOTAL MARKET OB/XF VALUE | | 11,759 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 74,179 |
| SOH/AGL Deduction | | 31,433 |
| ASSESSED VALUE | | 42,746 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 17,746 |
| TOTAL JUST VALUE | | 74,179 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 72,604 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1806/1332 | 8/01/2012 | WD | U | I | 30 | 100 |
| GRANTOR: BRAMMER MONICA | | | | | | |
| GRANTEE: CRISSINGER CHRISTOP | | | | | | |
| 1718/1896 | 1/06/2011 | WD | U | I | 40 | 56,000 |
| GRANTOR: ASPINWALL JESSE R & M | | | | | | |
| GRANTEE: CRISSINGER CHRISTOP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N2 R1 U2 N4 U2 L1 N4$.

## 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 | 1242 | WD DECK A | 0 | 100 | 16 | 12 | 192.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 27 | 518 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 27 | 216 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 35 | 16 | 560.00 | SF | 35.00 | 35.00 | 100 | 2008 | 2008 | 3 | 52 | 10,192 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 16 | 9 | 144.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 89 | 833 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,759

| 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 | 100 | 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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS