

GRIFFIS ROBERT STEVEN
4900 EULACE RD
JACKSONVILLE, FL 32210

37-1N-25-296C-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																									
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																										
Exterior Wall		25	MOD METAL		100	0820	02	1,064	98.6000	78.88		83,928	1989	1989	0	0	70.00	30.00	Tax Group: 6		Tax Dist:																								
Roof Structure		03	GABLE/HIP		100	1 M/H 93- - 0% - 0										Heated Area: 1064										HX Base Yr																			
Roof Cover		01	MINIMUM		100	14 76 14 76 BAS 1993																				BUILDING MARKET VALUE										25,178									
Interior Wall		05	DRYWALL		100																					TOTAL MARKET OB/XF VALUE										4,905									
Interior Floor		14	CARPET		90																					TOTAL LAND VALUE - MARKET										50,000									
Interior Floor		08	SHT VINYL		10																					TOTAL MARKET VALUE										80,083									
Air Condition		03	CENTRAL		100																					SOH/AGL Deduction										24,831									
Heating Type		04	AIR DUCTED		100																					ASSESSED VALUE										55,252									
Bedrooms			3		100											TOTAL EXEMPTION VALUE										0																			
Bathrooms			2		100											BASE TAXABLE VALUE										55,252																			
Frame		02	WOOD FRAME		100											TOTAL JUST VALUE										80,083																			
Stories		1.	1.		100											NCON VALUE										0																			
Units		0	0		100											INCOME VALUE																													
BUD8 Adjustme		06	DIST 1D		100											PREVIOUS YEAR MKT VALUE										72,086																			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,064	100	1993	1,064	25,178																																								
TOTALS		1,064			1,064	25,178																																							
EXTRA FEATURES					54307 LISA DR, CALLAHAN										BLD DATE				LGL DATE		03/31/2025		MLU																						
															XF DATE				LAND DATE																										
															INC DATE				AG DATE																										
L N	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	0	0	0	96.00	SF	10.00	10.00	100	1985	1985	3	20	192																													
2	0940	SHEDS/PORT	0	0	0	0	200.00	SF	30.00	30.00	100	1985	1985	3	20	1,200																													
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	20	192																													
4	0752	USP	0	0	10	15	150.00	SF	15.00	15.00	100	1998	1998	3	25	563																													
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240																													
6	0681	POLE SHED	0	0	8	12	96.00	SF	15.00	15.00	100	2005	2005	3	36	518																													
LAND DESCRIPTION										TOTAL OB/XF										4,905																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	000100	C	RES	0		RM	150.00	338.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																												
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