BLOCK 1 LOT 69
SHEFFIELD VILLAGE PB 5/28 & 29

GRIFFIS ROBERT S/
4900 EULACE RD
JACKSONVILLE, FL 32210

2025

37-1N-25-299S-0001-0690

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

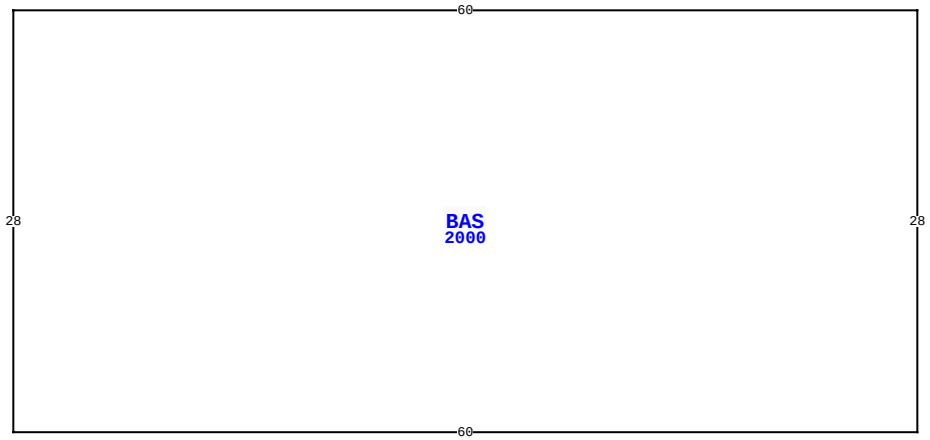
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2000	1,680	73,891
TOTALS	1,680			1,680	73,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	123.2000	104.72	175,930	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1680 HX Base Yr



54264 SHERWOOD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	73,891
TOTAL MARKET OB/XF VALUE	3,234
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	127,125
SOH/AGL Deduction	14,932
ASSESSED VALUE	112,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,193
TOTAL JUST VALUE	127,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992731	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/396	5/08/2023	QC	U	I	11	100
GRANTOR: GRIFFIS RICHARD J						
GRANTEE: GRIFFIS ROBERT S						
1780/1391	2/27/2012	WD	U	I	12	42,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: GRIFFIS ROBERT S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S28 E60 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	1242	WD DECK A	0	0	6	12	72.00	SF	10.00	10.00	100	1996	1996	3	20	144	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
3	1242	WD DECK A	0	0	14	6	84.00	SF	10.00	10.00	100	2005	2005	3	22	185	

LAND DESCRIPTION

TOTAL OB/XF 3,234

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	000100	C	RES	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS