BLOCK 2 LOT 12
SHEFFIELD VILLAGE PB 5/28 & 29

GRIFFIS ROBERT S/PHILIIPS JOEY T
4900 EULACE ROAD
JACKSONVILLE, FL 32210

2025

37-1N-25-299S-0002-0120

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 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	03	Quality Level 03

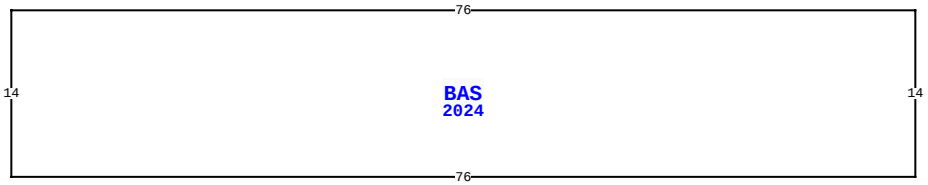
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2024	1,064	102,071
TOTALS	1,064			1,064	102,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	114.0000	96.90	103,102	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2024 Heated Area: 1064 HX Base Yr



54346 ARMSTRONG 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	102,071
TOTAL MARKET OB/XF VALUE	3,160
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	155,231
SOH/AGL Deduction	3,034
ASSESSED VALUE	152,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,197
TOTAL JUST VALUE	155,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,361

SW/MH VIN: CWP052234TN _TITLE: 151748547 _ RP: 128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-11377	CO		10/31/2023
MH23-11377	SW/MH		09/07/2023
22013623	DEMOLITION	1,000	09/07/2022
7594	REPAIR/RRF	1,900	10/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2586/1442	8/25/2022	WD	Q	I	03	80,000
GRANTOR: HEJDUK CHRISTINE M						
GRANTEE: GRIFFIS ROBERT S &						
1072/1383	8/05/2002	QC	Q	I	01	100
GRANTOR: MURRAY MARGARET MICHE						
GRANTEE: HEJDUK CHRISTINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=34,10] E76 S14 W76 N14 $
.

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	0812	CONCRETE C	0	0	0	0	1,386.00	SF	4.00	4.00	100	1990	1990	3	57	3,160	

LAND DESCRIPTION

TOTAL OB/XF 3,160

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/20/2022 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS