BLOCK 3 PT OF LOT 15
IN OR 1844/1498
SHEFFIELD VILLAGE PB 5/28 & 29

BROOKS ELLEN S
1521 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

37-1N-25-299S-0003-0150

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

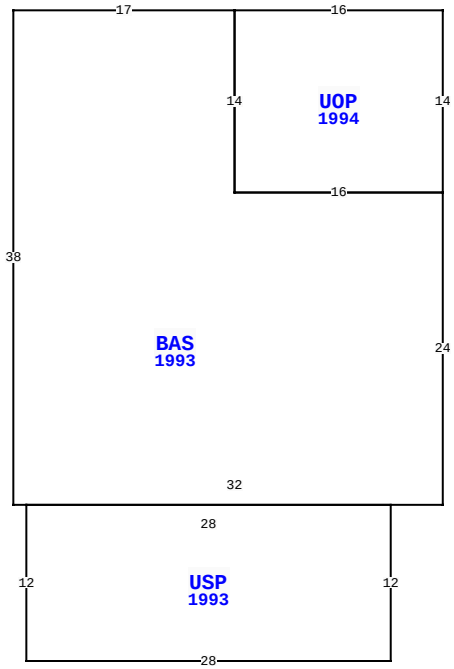
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,030	100	1993	1,030	97,503
UOP	224	20	1994	45	4,260
USP	336	30	1993	101	9,561
TOTALS	1,590			1,176	111,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,176	112.3600	112.36	132,135	1945	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 1030 HX Base Yr



54210 BEA 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	111,324
TOTAL MARKET OB/XF VALUE	6,951
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	168,275
SOH/AGL Deduction	16,760
ASSESSED VALUE	151,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,515
TOTAL JUST VALUE	168,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93688	HOUSEMVING	7,700	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1844/1498	3/08/2013	WD	Q	I	02	44,000
GRANTOR: SHIFERDEK JENNIFER M						
GRANTEE: BROOKS ELLEN S						
1476/0502	2/02/2007	WD	Q	I		145,000
GRANTOR: MIZELL WALTER S & DEN						
GRANTEE: SHIFERDEK JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W16 BAS=[YR=1993] W17 S38 E1 USP=[YR=1993] S12 E28 N12 W28$ E32 N24 W16 N14$ S14 E16 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	1,205.00	SF	3.00	3.00	100	1988	1988	3	52	1,880	
2	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	100	1994	1994	3	66	1,991	
3	0812	CONCRETE C	0	0	50	20	1,000.00	SF	4.00	4.00	100	2000	2000	3	77	3,080	

LAND DESCRIPTION

TOTAL OB/XF 6,951

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS