

BLOCK 4 LOT 20
IN OR 1538/226
SHEFFIELD VILLAGE PB 5/28 & 29

PERRY BRIAN CRAIG
54086 DORNBURSH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0200



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	1,348	100	1993	1,348	121,746
BAS	528	100	2003	528	47,687
FEP	200	80	1993	160	14,451
PTO	140	5	2003	7	632
UCP	440	20	2003	88	7,948
UOP	102	20	1993	20	1,806
UOP	68	20	2003	14	1,265
UOP	102	20	2003	20	1,806

TOTALS	2,928			2,185	197,340
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	10	84	840.00	SF	5.20
3	0811	CONCRETE B	0	100	99	10	990.00	SF	5.20
4	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,185	107.2000	107.20	234,232	1985	1990		0	0	15.75	84.25
1 SINGLE FAM - 100% - 2008 Heated Area: 1876 HX Base Yr 2008												

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1985	1985	3	56	1,960	
100	1985	1985	3	44	1,922	
100	1986	1986	3	47	2,420	
100	1986	1986	3	47	232	

LAND DESCRIPTION										TOTAL OB/XF							6,534	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00		
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				197,340	
TOTAL MARKET OB/XF VALUE				6,534	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				253,874	
SOH/AGL Deduction				108,075	
ASSESSED VALUE				145,799	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				95,077	
TOTAL JUST VALUE				253,874	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				239,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1539/1112	12/06/2007	CT	Q	I	06	100	
GRANTOR: CLERK OF COURT							
GRANTEE: US BANK NA TRUSTEE							
1538/0226	11/29/2007	WD	Q	I	05	160,000	
GRANTOR: U S BANK NA							
GRANTEE: PERRY BRIAN CRAIG							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W42 FEP=[YR=1993] N10 PTO=[YR=2003] N7 W20 S7 E20 \$ W20 S10 E20 \$ W20 S14 BAS=[YR=2003] S24 UCP=[YR=2003] S20 E22 N16 UOP=[YR=2003] E17 N4 UOP=[YR=2003] N6 UOP=[YR=1993] N6 W17 S6 E17 \$ W17 S6 E17 \$ W17 S4 \$ N4 W22 \$ E22 N24 W22 \$ E22 S12 E40 N26 \$.									