

BLOCK 5 LOT 2
IN OR 1546/1291
1984 CLMA SW

GRIFFIS ROBERT S
4900 EULACE RD
JACKSONVILLE, FL 32210

2025

37-1N-25-299S-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floop	14	CARPET 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
BUD8 Adjustme	06	DIST 1D 100

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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	924	100	1993	924	21,954
DCK	80	15	2007	12	285
FEP	200	85	2007	170	4,039
UOP	190	25	2008	48	1,141
TOTALS	1,394			1,154	27,419

EXTRA FEATURES

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	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1998	1998	3	20	720	
2	0754	FOP	0	0	20	10	200.00	SF	15.00	15.00	100	1999	1999	3	20	600	
3	0756	FEP	0	0	20	10	200.00	SF	27.00	27.00	100	1999	1999	3	20	1,080	
4	0810	CONCRETE A	0	0	0	0	270.00	SF	6.50	6.50	100	2007	2007	3	87	1,527	

LAND DESCRIPTION

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

REVIEW DATE 11/22/2019 BY KBA

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		PAGE 1 of 1									6
0820	02	1,154	99.0000	79.20	91,397	1984	1984	0	0	0	70.00	30.00		VALUATION SUMMARY									
1 M/H 93- - 0% - 0														STANDARD									
Heated Area: 1094														Tax Group: 6									
														Tax Dist:									
														BUILDING MARKET VALUE									27,419
														TOTAL MARKET OB/XF VALUE									3,927
														TOTAL LAND VALUE - MARKET									50,000
														TOTAL MARKET VALUE									81,346
														SOH/AGL Deduction									23,130
														ASSESSED VALUE									58,216
														TOTAL EXEMPTION VALUE									0
														BASE TAXABLE VALUE									58,216
														TOTAL JUST VALUE									81,346
														NCON VALUE									0
														INCOME VALUE									
														PREVIOUS YEAR MKT VALUE									72,936

54428 SHERWOOD RD, CALLAHAN

BLD DATE	05/12/2008	JW	LGL DATE	
XF DATE	05/12/2008	JW	LAND DATE	
INC DATE			AG DATE	
				03/31/2025 MLU

TOTAL OB/XF 3,927

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

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				27,419			
TOTAL MARKET OB/XF VALUE				3,927			
TOTAL LAND VALUE - MARKET				50,000			
TOTAL MARKET VALUE				81,346			
SOH/AGL Deduction				23,130			
ASSESSED VALUE				58,216			
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TOTAL JUST VALUE				81,346			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				72,936			

BUILDING NOTES

BUILDING DIMENSIONS									
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BAS=[YR=1993] W43 FEP=[YR=2007] N10 W20 S10 E20\$ W20
DCK=[YR=2007] N10 W8 S10 E8\$ W3 S14 E40 UOP=[YR=2008] S10
E19 N10 W19\$ E26 N14\$.

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