

BLOCK 2 LOT 8
IN OR 1959/1342
SHEFFIELD VILLAGE PB 5/28 & 29

SIEBERS THOMAS P & DIANA
54474 ARMSTRONG RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0002-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	1994	1,348	152,134
BAS	308	100	2003	308	34,761
FOP	32	30	1994	10	1,129
FST	112	55	1994	62	6,997
UOP	160	20	2014	32	3,612

TOTALS	1,960			1,760	198,633
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	10	8	80.00	SF	13.20	13.20
3	0351	CARPORT MT	0 100	20	24	480.00	SF	10.00	10.00
4	0681	POLE SHED	0 100	18	8	144.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,760	102.7800	142.86	251,434	1994	1997	0	0	21.00	79.00

1 SNGL FAM 100% - 2017

Heated Area: 1656

HX Base Yr 2017

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF									
2,601									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		208,478	
TOTAL MARKET OB/XF VALUE		2,601	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		262,079	
SOH/AGL Deduction		108,370	
ASSESSED VALUE		153,709	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		102,298	
TOTAL JUST VALUE		262,079	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,874	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413863	REPAIR/RRF	9,000	04/01/2014
B94967	NEW CONSTR	62,263	04/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1959/1342	1/16/2015	WD	Q	I	01
					SALE PRICE
					161,000
GRANTOR: BUSBEE LEON O					
GRANTEE: SIEBERS THOMAS P &					
0731/0884	6/13/1995	WD	Q	I	
					79,900
GRANTOR: HARVELL ROSCOE & SAND					
GRANTEE: BUSBEE LEON O					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W12 UOP=[YR=2014] N10 W16 S10 E16\$ W34 FST=[YR=1994] W14 S8 BAS=[YR=2003] S22 E14 N22 W14\$ E14 N8\$ S30 E25 FOP=[YR=1994] E8 N4 W8 S4\$ N4 E8 S4 E13 N30\$.									

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