

BLOCK 4 LOT 29 & PT LOT 28
IN OR 1718/1896 & OR 1806/1332
SHEFFIELD VILLAGE PB 5/28 & 29

CRISSINGER CHRISTOPHER S
54177 BEA RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0004-0290



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	790	100	1993	790	21,152
TOTALS	790			790	21,152

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	2006
2	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	2006
3	0510	GARAGE WD-	0 100	35	16	560.00	SF	35.00	35.00	100	2008

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	790	105.0000	89.25	70,508	1986	1986	0	0	70.00	30.00
1 M/H 93- 100% - 2012 Heated Area: 790 HX Base Yr 2012											
14 56 4 2.2 4 2.2 2 56 BAS 1993											
BLD DATE			04/26/2007			DJ			LGL DATE		
XF DATE									05/07/2026		
INC DATE									AG DATE		
									MLU		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		21,152	
TOTAL MARKET OB/XF VALUE		9,222	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		81,374	
SOH/AGL Deduction		36,200	
ASSESSED VALUE		45,174	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		20,174	
TOTAL JUST VALUE		81,374	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		80,793	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1806/1332	8/01/2012	WD U	I	I	30	100	
GRANTOR: BRAMMER MONICA							
GRANTEE: CRISSINGER CHRISTOP							
1718/1896	1/06/2011	WD U	I	I	40	56,000	
GRANTOR: ASPINWALL JESSE R & M							
GRANTEE: CRISSINGER CHRISTOP							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W56 S14 E56 N2 R1 U2 N4 U2 L1 N4\$.											