BLOCK 9 LOT 15
SHEFFIELD VILLAGE PB 5/28 & 29

GRIFFIS CURTICE J & MICHAELA
54143 JEANNIE RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0009-0150

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
Quality	05	Quality Level 05

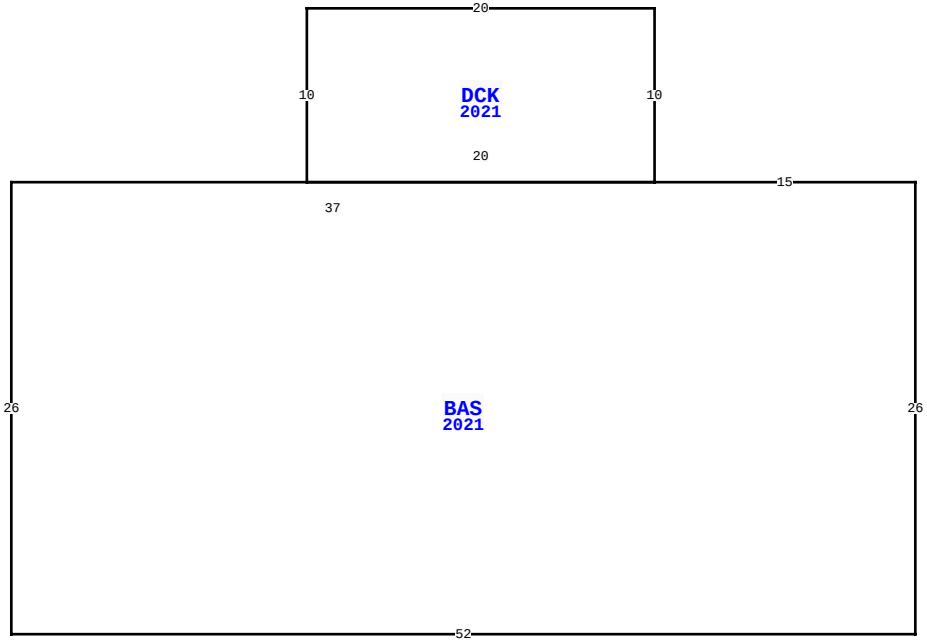
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2021	1,352	162,297
DCK	200	15	2021	30	3,601
TOTALS	1,552			1,382	165,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,382	140.4000	126.36	174,630	2021	2021	0	0	0	5.00	95.00

1 M/H 94+ 100% - 2023 Heated Area: 1352 HX Base Yr 2023



54143 JEANNIE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		165,898
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		216,898
SOH/AGL Deduction		21,552
ASSESSED VALUE		195,346
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,935
TOTAL JUST VALUE		216,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005278	CO ISSUED	0	07/13/2021
21005278	MH MOVE-ON	0	04/27/2021
21000891	DEMOLITION	3,500	01/26/2021
8047	REPAIR/RRF	1,442	04/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/1402	3/14/2022	WD	Q	I	02	230,000
GRANTOR: ANDERSON WILLIAM RUDO						
GRANTEE: GRIFFIS CURTICE JAM						
2417/0124	12/14/2020	WD	Q	I	01	55,000
GRANTOR: RAZORBACK CAPITAL LLC						
GRANTEE: ANDERSON WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 DCK=[YR=2021] N10 W20 S10 E20$ W37 S26 E52 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS