

TRACT 53  
IN OR 935/187  
NASSAU VILLAGE WEST PB 5/23

KARST JOHN S & MICHELLE A  
54242 SHEFFIELD ROAD  
CALLAHAN, FL 32011

2023

37-1N-25-299F-0053-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 90     |
| Interior Wall            | 05 | DRYWALL 10     |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| 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  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |

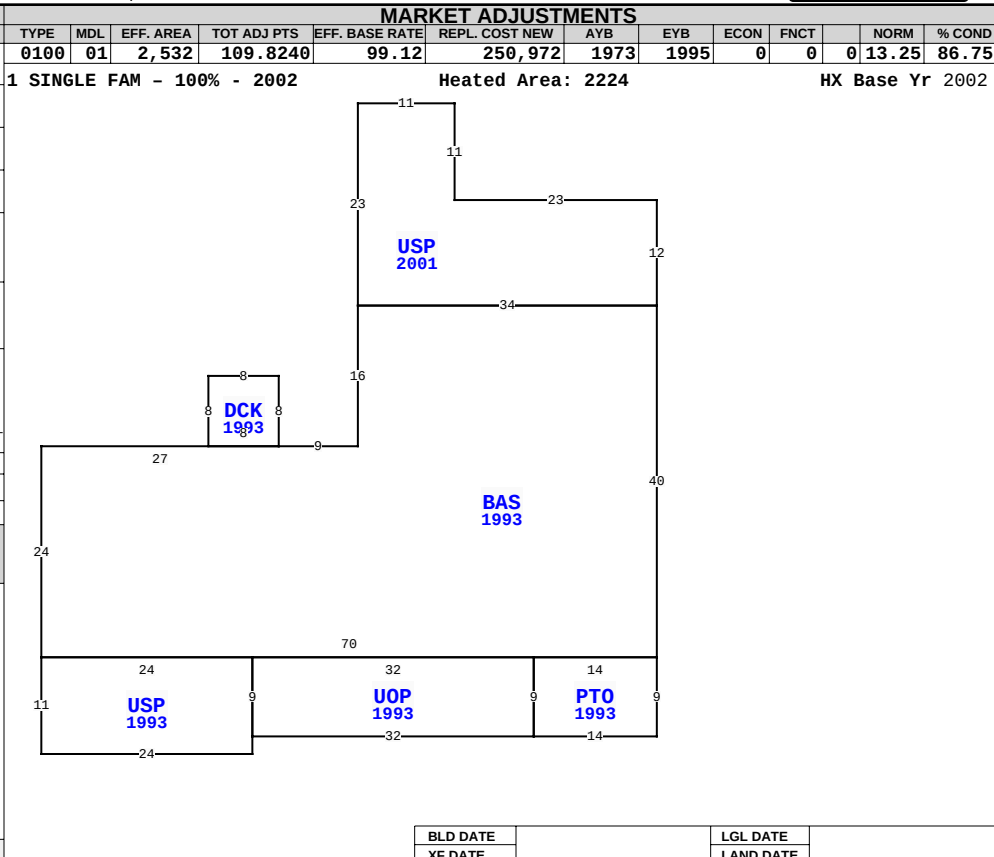
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,224            | 100         | 2,224        | 191,234              |
| DCK       | 64               | 10          | 6            | 516                  |
| PTO       | 126              | 5           | 6            | 516                  |
| UOP       | 288              | 20          | 58           | 4,987                |
| USP       | 264              | 30          | 79           | 6,793                |
| USP       | 529              | 30          | 159          | 13,672               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,495 |  | 2,532 | 217,718 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |       |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0681       | POLE SHED   | 0 100   | 27 | 11 | 297.00 | SF | 15.00 | 15.00          |       |
| 4              | 0810       | CONCRETE A  | 0 100   | 52 | 4  | 208.00 | SF | 6.50  | 6.50           |       |
| 5              | 0855       | CONC PAVER  | 0 100   | 5  | 6  | 30.00  | SF | 10.00 | 10.00          |       |
| 6              | 0479       | VF PICKET   | 0 100   | 5  | 6  | 22.00  | LF | 10.00 | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE |
| 1                | 000100   | C   | SFR                  | 100 |     | RM       | 150.00 | 290.00 | 1.00        | LT        |



|                              |          |  |           |  |
|------------------------------|----------|--|-----------|--|
| 54242 SHEFFIELD RD, CALLAHAN | BLD DATE |  | LGL DATE  |  |
|                              | XF DATE  |  | LAND DATE |  |
|                              | INC DATE |  | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 2               |  |           | 6 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 6              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 235,528   |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,257     |   |
| TOTAL LAND VALUE - MARKET |  | 45,000    |   |
| TOTAL MARKET VALUE        |  | 282,785   |   |
| SOH/AGL Deduction         |  | 128,506   |   |
| ASSESSED VALUE            |  | 154,279   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 104,279   |   |
| TOTAL JUST VALUE          |  | 282,785   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 245,875   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20000711   | GARAGE      | 34,776 | 01/23/2020 |
| 93450      | NEW CONSTR  | 0      | 11/11/1993 |
| 7657       | ADDITION    | 29,360 | 11/04/1991 |

| SALES DATA                     |           |           |     |     |         |
|--------------------------------|-----------|-----------|-----|-----|---------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD  |
| 0935/0187                      | 6/05/2000 | WD        | U   | I   |         |
|                                |           |           |     |     | 129,000 |
| GRANTOR: CROW CHARLES B & HAZE |           |           |     |     |         |
| GRANTEE: KARST JOHN & MICHEL   |           |           |     |     |         |
| 0376/0393                      | 1/01/1983 | WD        | U   | V   |         |
|                                |           |           |     |     | 3,400   |
| GRANTOR:                       |           |           |     |     |         |
| GRANTEE:                       |           |           |     |     |         |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| USP=[YR=2001] W23 N11 W11 S23 BAS=[YR=1993] S16 W9 DCK 1993= N8 W8 S8 E8 \$ W27 S24 USP=[YR=1993] S11 E24 N2 UOP=[YR=1993] E32 PTO=[YR=1993] E14 N9 W14 S9 \$ N9 W32 S9 \$ N9 W24 \$ E70 N40 W34 \$ E34 N12 \$ . |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |        |        |             |
|-------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
| 2,257       |          |     |                      |     |     |          |        |        |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 100 |     | RM       | 150.00 | 290.00 | 1.00        |

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