

TRACT 55
IN OR 1669/978
NASSAU VILLAGE WEST PB 5/23

FARACCA ANGELO G & BARBARA J
54194 SHEFFIELD ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0055-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6													
Exterior Wall	20	FACE BRICK 100	0100	01	2,136	118.7760	107.20	228,979	1978	1983	0	0	0	27.45	72.55	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2011													Heated Area: 1635												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2011												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 90																										
Interior Floo	12	HARDWOOD 10																										
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			03	Quality Level 03																								
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	1,635	100	1,635	127,160																								
FGR	700	55	385	29,943																								
FOP	145	30	44	3,422																								
USP	240	30	72	5,599																								
TOTALS			2,720	2,136	166,124																							
EXTRA FEATURES			54194 SHEFFIELD RD, CALLAHAN																									
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715												
2	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	1980	1980	3	35	478												
3	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	1980	1980	3	35	582												
4	0866	POOL FIBER	0	100	25	16	400.00	SF	72.00	72.00	100	1983	1983	3	20	5,760												
5	0845	KOOL DECK	0	100	0	0	492.00	SF	7.25	7.25	100	1983	1983	3	44	1,569												
6	0812	CONCRETE C	0	100	0	0	2,384.00	SF	4.00	4.00	100	2001	2001	3	82	7,820												
7	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2001	2001	3	30	5,250												
9	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2011	2011	3	83	4,462												
TOTAL OB/XF 27,636																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000100	C	SFR	100	0006	RM	150.00	290.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000											
REVIEW DATE 05/30/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																												