

TRACTS 57 & N'LY 15 FT OF 58
IN OR 1792/1035
NASSAU VILLAGE WEST PB 5/23

SELLERS JOSEPH B & STACEY AMANDA
54134 SHEFFIELD RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,308	100	1,308	107,036
DC	128	10	13	1,064
FDG	624	60	374	30,605
FOP	84	30	25	2,046
TOTALS	2,144		1,720	140,751

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	0	10	18	180.00	SF	15.00	15.00	
3	0811	CONCRETE B	0	0	0	0	948.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		RM	165.00	291.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,720	107.6250	97.13	167,064	1983	1988	0	0	15.75	84.25
1 SINGLE FAM - 0% - 0 Heated Area: 1308 HX Base Yr											

54134 SHEFFIELD RD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		140,751	
TOTAL MARKET OB/XF VALUE		2,709	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		188,460	
SOH/AGL Deduction		64,361	
ASSESSED VALUE		124,099	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		124,099	
TOTAL JUST VALUE		188,460	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013067	REPAIR/RRF	0	03/01/2001
4516	H/AC	2,400	02/22/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1792/1035	5/03/2012	WD	U	I	11
					67,000
GRANTOR: FEDERAL NATIONAL MORT					
GRANTEE: SELLERS JOSEPH BRAN					
1785/0982	3/15/2012	QC	U	I	11
GRANTOR: NATIONSTAR MORTGAGE L					
GRANTEE: FEDERAL NATIONAL MO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W52 DCK=[YR=1993] W8 S16 E8 N16 \$ S24 E14 FOP=[YR=1993] E14 N6 W14 S6 \$ N6 E14 S12 E24 N30 \$ PTR= E15 FDG=[YR=1993] E26 S24 W26 N24 \$ W15 \$.											