TRACT 58 EX NLY 15 FT &
ALL OF 59 OR 338/103
NASSAU VILLAGE WEST PB 5/23

POWELL BILLY W & MIRIAM
54078 SHEFFIELD ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0058-0020

NASSAU COUNTY PROPERTY

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 100
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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

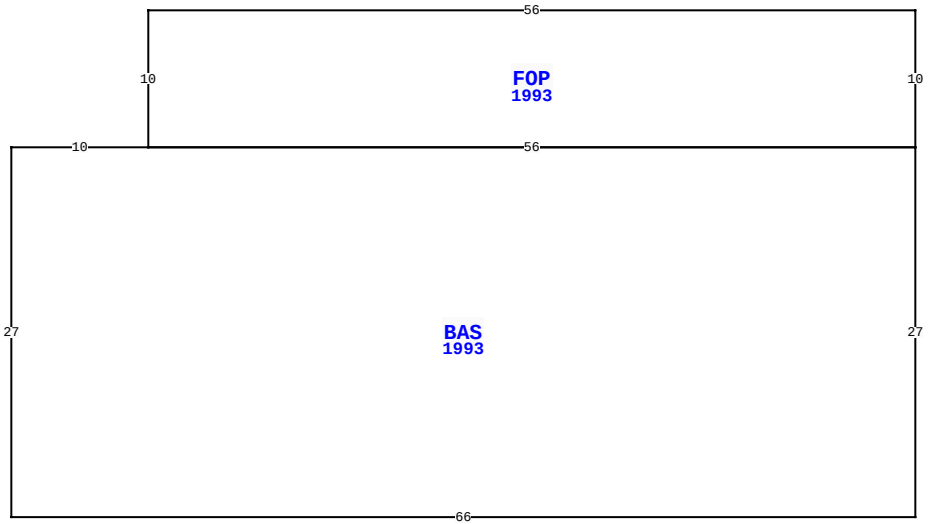
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	42,811
FOP	560	30	168	4,036
TOTALS	2,342		1,950	46,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,950	123.2000	80.08	156,156	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1782 HX Base Yr



54078 SHEFFIELD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		55,736
TOTAL MARKET OB/XF VALUE		8,579
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		154,315
SOH/AGL Deduction		76,207
ASSESSED VALUE		78,108
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,108
TOTAL JUST VALUE		154,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012131	GARAGE	55,997	09/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	1/01/1972	TA	Q	V		5,395
GRANTOR:						
GRANTEE:						
0338/0103	6/01/1981	WD	U	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W56 S10 BAS=[YR=1993] W10 S27 E66 N27 W56$ E56 N10$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	0803	ASPHALT C	0	100	0	0	2,217.00	SF	2.00	2.00	100	1980	1980	3	50	2,217	
4	1242	WD DECK A	0	100	0	0	610.00	SF	10.00	10.00	100	1989	1989	3	20	1,220	
5	0940	SHEDS/PORT	0	100	16	16	256.00	SF	21.30	21.30	100	1975	1975	3	20	1,091	
6	0681	POLE SHED	0	100	7	27	189.00	SF	15.00	15.00	100	1994	1994	3	23	652	
7	0802	ASPHALT B	0	100	0	0	504.00	SF	2.40	2.40	100	2021	2021	3	90	1,089	

LAND DESCRIPTION

TOTAL OB/XF 8,579

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	000102	C	SFR/MH	100		RM	285.00	293.00	2.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	90,000							

REVIEW DATE 04/08/2022 BY HS Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

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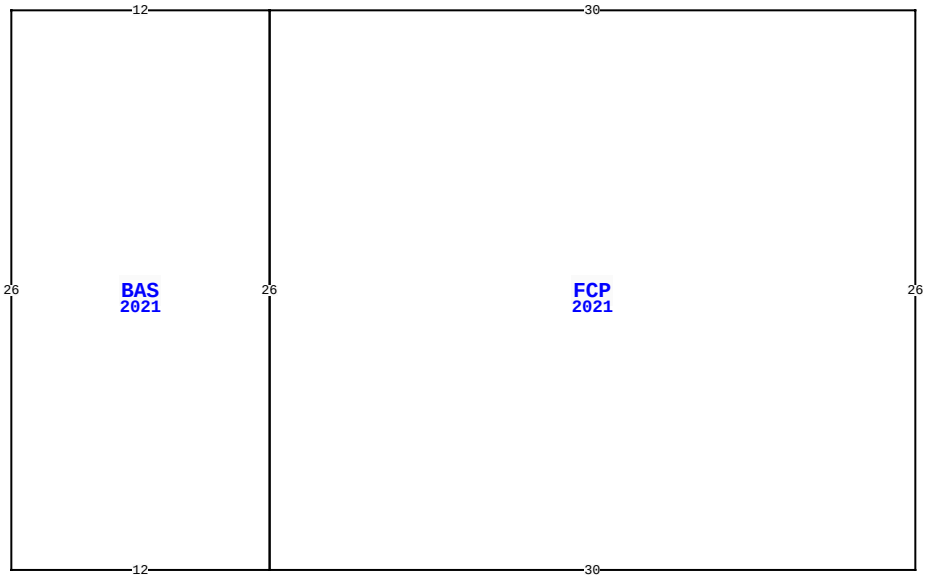
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	00	Quality Level 00
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	312	5,471
FCP	780	25	195	3,418
TOTALS	1,092		507	8,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	507	50.6000	17.71	8,979	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 0 Heated Area: 312 HX Base Yr



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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W30 BAS=[YR=2021] W12 S26 E12 N26$ S26 E30 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/08/2022 BY HS Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS