TRACT 78
IN OR 1954/1506
NASSAU VILLAGE WEST PB 5/23

MOORE DARRIN COREY & SONIA M
54421 SHEFFIELD RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

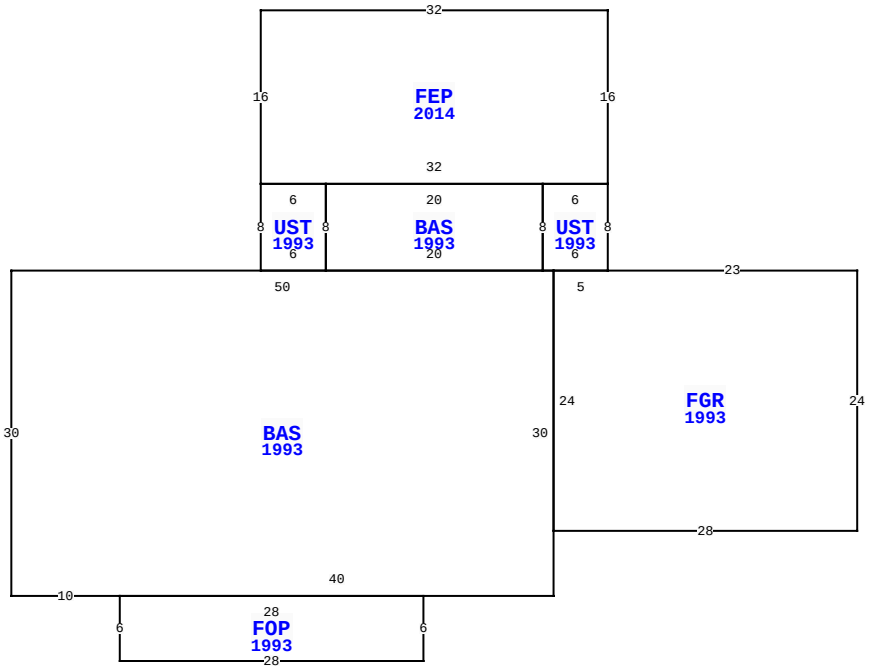
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	160	100	160	13,531
BAS	1,500	100	1,500	126,854
FEP	512	80	410	34,673
FGR	672	55	370	31,290
FOP	168	30	50	4,228
UST	48	45	22	1,861
UST	48	45	22	1,861
TOTALS	3,108		2,534	214,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	116.4768	105.12	266,374	1986	1995	0	0	0	19.55	80.45

1 SINGLE FAM – 100% - 2015 Heated Area: 1660 HX Base Yr 2015



54421 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		214,298
TOTAL MARKET OB/XF VALUE		11,978
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		271,276
SOH/AGL Deduction		123,487
ASSESSED VALUE		147,789
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,789
TOTAL JUST VALUE		271,276
NCON VALUE		9,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011192	CARPORT	13,296	07/21/2022
22011193	CARPORT	13,173	07/21/2022
E20746	ELEC OTHER	200	04/01/2008
B20675	ADDITION	51,942	10/01/2007
3358	N/A	32,550	05/08/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1954/1506	12/23/2014	SW	U	I	12	116,500
GRANTOR: FANNIE MAE						
GRANTEE: MOORE DARRIN COREY						
1927/1824	7/17/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 UST=[YR=1993] N8 FEP=[YR=2014] N16 W32 S16E32 $ W6 BAS=[YR=1993] W20 UST=[YR=1993] W6 S8 E6 N8 $ S8 E20 N8 $ S8 E6 $ W5 BAS=[YR=1993] W50 S30 E10 FOP=[YR=1993] S6 E28 N6 W28 $ E40 N30 $ S24 E28 N24 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
3	0810	CONCRETE A	0	100	15	12	180.00	SF	6.50	6.50	100	1986	1986	3	52	608	
4	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2022	2022	3	100	4,800	
5	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2022	2022	3	100	4,400	

LAND DESCRIPTION

TOTAL OB/XF 11,978

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	SFR	100		RM	186.00	256.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/09/2022 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS