TRACT 113
IN OR 1889/749
NASSAU VILLAGE WEST PB 5/23

JOHNS EDGAR HILTON
54658 SHEFFIELD ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0113-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

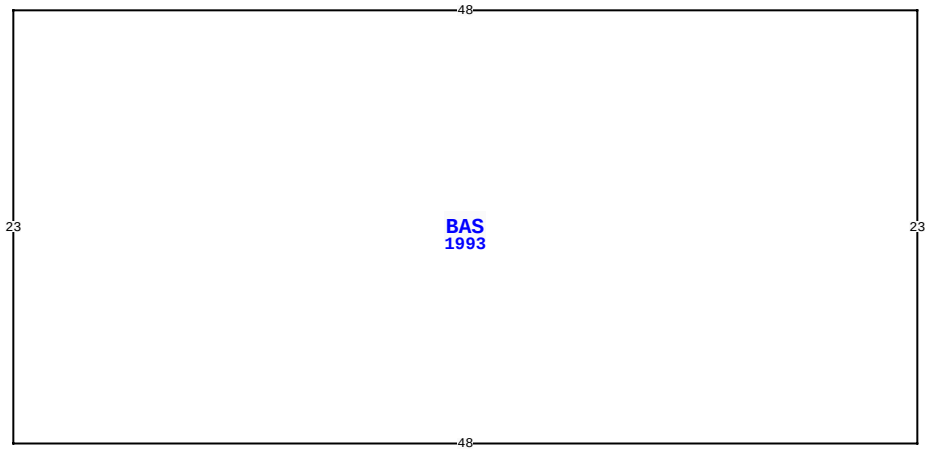
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	13,142
TOTALS	1,104		1,104	13,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	61.0400	39.68	43,807	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1104 HX Base Yr 2014



54658 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		13,142
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		58,142
SOH/AGL Deduction		28,565
ASSESSED VALUE		29,577
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,577
TOTAL JUST VALUE		58,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,515

PRMT:2:3: TITLE: 148630418 & 148630453

PRMT:2:2: DW/MH ID: FL26100PHB203509(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008178	CO ISSUED	0	02/14/2023
22008178	MH MOVE-ON	0	09/01/2022
22007173	DEMOLITION	0	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1889/0749	11/15/2013	QC	U	I	11	100
GRANTOR: HARRISON BONNIE JEAN						
GRANTEE: JOHNS EDGAR HILTON						
1475/0187	1/30/2007	QC	U	I	01	100
GRANTOR: JOHNS SHELBY J & EDGA						
GRANTEE: JOHNS BONNIE JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS