TRACT 114 1999 WEST SW/MH
IN OR 1378/1662
NASSAU VILLAGE WEST PB 5/23

SITLER DEBORAH/PLUNK SHEILA
54696 SHEFFIELD ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

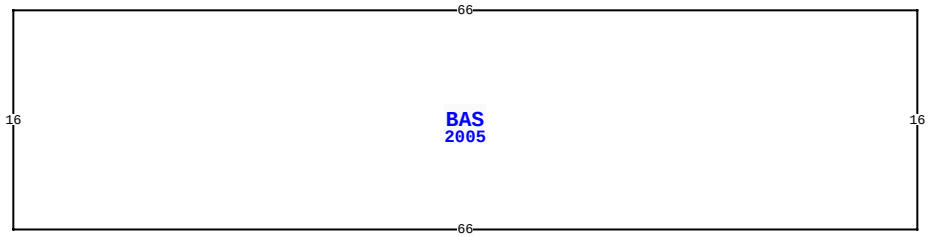
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	41,552
TOTALS	1,056		1,056	41,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	122.2000	85.54	90,330	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 0 Heated Area: 1056 HX Base Yr



54696 SHEFFIELD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		41,552
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		88,102
SOH/AGL Deduction		39,039
ASSESSED VALUE		49,063
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,063
TOTAL JUST VALUE		88,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14631	ELEC OTHER	0	03/01/2005
M09477	MECH OTHER	0	03/01/2005
P09236	OTHER	0	03/01/2005
MH4569	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1378/1662	1/04/2006	QC	U	I	07	100
GRANTOR: SITLER BRIAN W & DEBO						
GRANTEE: SITLER BRIAN W ETAL						
1301/1852	3/15/2005	QC	U	I	01	100
GRANTOR: SITLER BRIAN W & DEBO						
GRANTEE: SITLER BRIAN W ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W66 S16 E66 N16$.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.30	18.30	100	1990	1990	3	20	878	
3	0751	UOP	0	0	10	8	80.00	SF	10.00	10.00	100	2016	2016	3	84	672	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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	182.00	248.00	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