TRACT 115
IN OR 1623/966
RP 1134 & RP 1135

FOURNIER HERBERT H & ALMA F
54729 SHEFFIELD ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0115-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
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

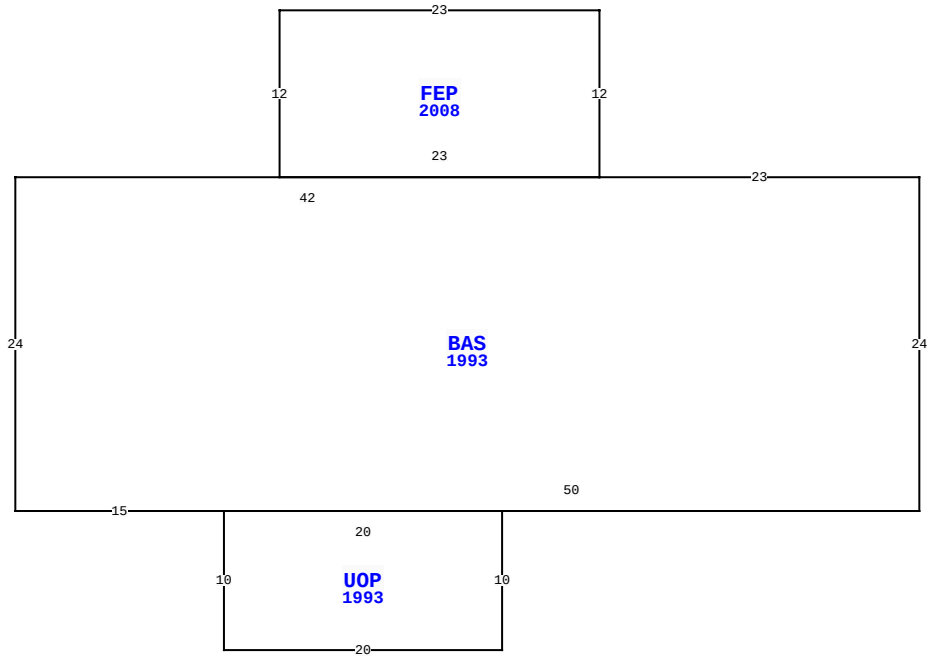
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	36,808
FEP	276	85	235	5,545
UOP	200	25	50	1,180
TOTALS	2,036		1,845	43,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,845	121.0000	78.65	145,109	1973	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1795 HX Base Yr



54729 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		43,533
TOTAL MARKET OB/XF VALUE		13,269
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		101,802
SOH/AGL Deduction		48,699
ASSESSED VALUE		53,103
TOTAL EXEMPTION VALUE	HX HB	28,103
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		101,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1623/0966	5/14/2009	WD	U	I	30	100
GRANTOR: FOURNIER HERBERT H						
GRANTEE: FOURNIER HERBERT H						
0368/0751	9/01/1982	WD	U	V		4,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FEP=[YR=2008] N12 W23 S12 E23$ W42 S24 E15
UOP=[YR=1993] S10 E20 N10 W20$ E50 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
1	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1980	1980	3	20	402	
2	0810	CONCRETE A	0	100	50	10	500.00	SF	6.50	6.50	100	1980	1980	3	35	1,138	
3	0511	GARAGE CB-	0	100	30	24	720.00	SF	32.00	32.00	100	1978	1978	3	30	6,912	
4	0940	SHEDS/PORT	0	100	11	12	132.00	SF	20.10	20.10	100	1988	1988	3	20	531	
5	0811	CONCRETE B	0	100	0	0	1,446.00	SF	5.20	5.20	100	1988	1988	3	57	4,286	

LAND DESCRIPTION

TOTAL OB/XF 13,269

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	150.00	421.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS