TRACT 116
R224388 & R224389
NASSAU VILLAGE WEST PB 5/23

KNOX ETHAN I & HAILEY B
54726 SHEFFIELD RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0116-0000

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	13	LVT/LAMNT 100
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
Quality	05	Quality Level 05

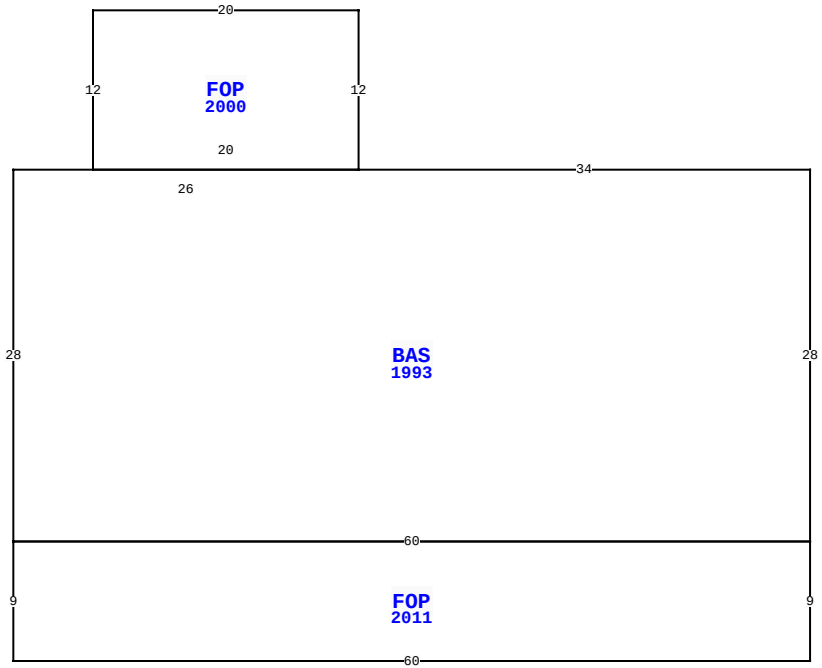
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	115,106
FOP	240	30	72	4,933
FOP	540	30	162	11,100
TOTALS	2,460		1,914	131,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,914	146.4000	95.16	182,136	1985	2012	0	0	0	28.00	72.00

1 M/H 93- – 100% - 2022 Heated Area: 1680 HX Base Yr 2022



54726 SHEFFIELD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		131,138
TOTAL MARKET OB/XF VALUE		1,865
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		178,003
SOH/AGL Deduction		27,173
ASSESSED VALUE		150,830
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,830
TOTAL JUST VALUE		178,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5678	REMODEL	2,800	04/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/0504	11/04/2021	WD	Q	I	01	176,100
GRANTOR: ROBERTS JAMES F & JOS						
GRANTEE: KNOX ETHAN ISAAC &						
0416/0502	3/01/1984	WD	Q	V		8,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FOP=[YR=2000] N12 W20 S12 E20$ W26 S28
FOP=[YR=2011] S9 E60 N9 W60$ E60 N28$.

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	12	12	144.00	SF	20.10	20.10	100	1985	1985	3	20	579	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1985	1985	3	20	128	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	1988	1988	3	20	1,158	

LAND DESCRIPTION

TOTAL OB/XF 1,865

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	240.00	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