

TRACT 120
PT OR 1126/731
R107377 & R107378

PHILLIPS JAMES R & CYNTHIA K
54755 SHEFFIELD ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0120-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 80
Interior Floor	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

Quality	03 Quality Level 03
DOR CODE	0200 MOBILE HOME

MAP NUM	MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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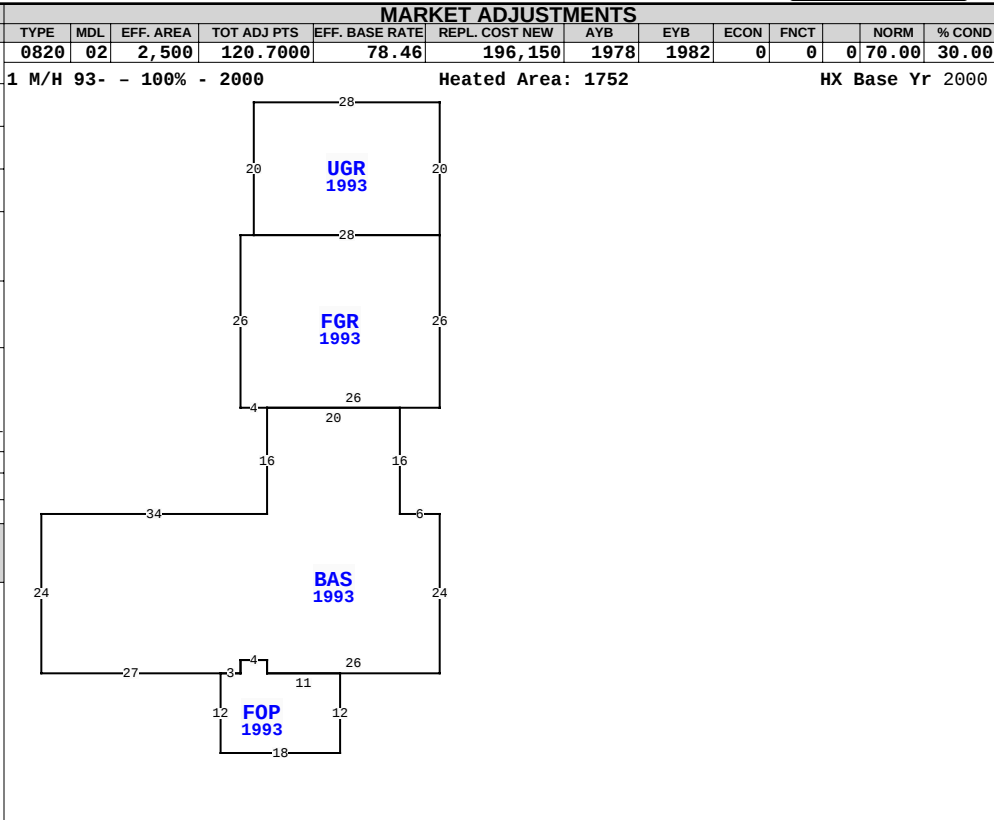
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1,752	41,239
FGR	780	55	429	10,098
FOP	224	30	67	1,577
UGR	560	45	252	5,932

TOTALS	3,316	2,500	58,845
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1980
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1972
3	0812	CONCRETE C	0 100	0	0	3,036.00	SF	3.00	3.00	100	1972
4	0866	POOL FIBER	0 100	29	8	232.00	SF	72.00	72.00	100	1990
5	0845	KOOL DECK	0 100	0	0	773.00	SF	7.25	7.25	100	1990
6	1242	WD DECK A	0 100	18	14	252.00	SF	10.00	10.00	100	1989

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	RM	150.00	376.00	1.00	LT	1.00

REVIEW DATE	05/30/2017	BY	KBX
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54755 SHEFFIELD RD, CALLAHAN

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
1.00	UT	3,500.00	3,500.00	100	1972	1972	3	32	1,120	
3,036.00	SF	3.00	3.00	100	1972	1972	3	24	2,186	
232.00	SF	72.00	72.00	100	1990	1990	3	20	3,341	
773.00	SF	7.25	7.25	100	1990	1990	3	62	3,475	
252.00	SF	10.00	10.00	100	1989	1989	3	20	504	

TOTAL OB/XF												11,490	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT	LA
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE		PRICE	VA
06	RM	150.00	376.00	1.00	LT		1.00	1.00	1.00	45,000.00		45,000.00	
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Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1										6	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						58,845					
TOTAL MARKET OB/XF VALUE						11,490					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						115,335					
SOH/AGL Deduction						56,638					
ASSESSED VALUE						58,697					
TOTAL EXEMPTION VALUE						33,697					
BASE TAXABLE VALUE						25,000					
TOTAL JUST VALUE						115,335					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						94,922					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002922	REPAIR/RRF	0	12/01/2000
R95309	REPAIR/RRF	800	03/03/1995
8111	CARPORT	5,780	05/20/1992
6377	XFOB	13,050	03/28/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1126/0731	4/01/2003	WD	U	I	07	100			
GRANTOR: CUMMINGS ROBERT B									
GRANTEE: PHILLIPS JAMES R &									
0903/0241	10/12/1999	WD	Q	I	09	89,000			
GRANTOR: CUMMINGS ROBERT B									
GRANTEE: PHILLIPS JAMES R &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W28 S20 FGR=[YR=1993] W2 S26 E4 BAS=[YR=1993] S16 W34 S24 E27 FOP=[YR=1993] S12 E18 N12 W11 N2 W4 S2 W3\$ E3 N2 E4 S2 E26 N24 W6 N16 W20\$ E26N26 W28\$ E28 N20\$.											