

BLOCK 1 LOT 65
SHEFFIELD VILLAGE PB 5/28 & 29

FISHER SAMUEL CHARLES
54148 SHERWOOD ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0650



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6																							
Exterior Wall	30	VINYL 100	0820	02	1,070	122.0000	79.30	84,851	1987	2010	0	0	0	32.00	68.00	VALUATION BY STANDARD																						
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2023												Heated Area: 960												HX Base Yr 2023											
Roof Cover	12	MODULAR MT 100													VALUATION SUMMARY																							
Interior Wall	05	DRYWALL 100													Tax Group: 6												Tax Dist:											
Interior Floop	13	LVT/LAMMT 100													BUILDING MARKET VALUE												65,988											
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE												4,980											
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET												45,000											
Bedrooms	3	100													TOTAL MARKET VALUE												115,968											
Bathrooms	2	100													SOH/AGL Deduction												0											
Frame	02	WOOD FRAME 100													ASSESSED VALUE												115,968											
Stories	1.	1. 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Units	0	100													BASE TAXABLE VALUE												65,968											
Quality			03	Quality Level 03			TOTAL JUST VALUE												115,968																			
DOR CODE			0200	MOBILE HOME			NCON VALUE												8,828																			
MAP NUM			MKT AREA			08			INCOME VALUE												67,605																	
NEIGHBORHOOD/LOC			8026.00			PREVIOUS YEAR MKT VALUE												67,605																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE			PERMIT NUM												DESCRIPTION			AMT			ISSUED													
BAS	960	100	960	51,767			B952414			GARAGE			9,792			12/01/1995																						
UOP	400	25	100	5,392			7806			MH MOVE-ON			14,900			05/15/1989																						
UOP	40	25	10	539																																		
TOTALS			1,400	1,070			57,699																															
EXTRA FEATURES			54148 SHERWOOD RD, CALLAHAN												BLD DATE												LGL DATE											
L N	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																					
4	0811	CONCRETE B	0	100	0	0	556.00	SF	5.20	5.20	100	1992	1992	3	66	1,908																						
6	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	1995	1995	3	24	576																						
7	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440																						
8	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	1995	1995	3	24	576																						
9	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2008	2008	3	40	480																						
LAND DESCRIPTION																		TOTAL OB/XF 4,980																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																					
REVIEW DATE 10/10/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																						

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