

BLOCK 1 LOT 66
IN OR 1875/906
1984 CONC DW/MH

NORRIS MARY & ROLAND
54174 SHERWOOD RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0660



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 1 6													
Exterior Wall	05	AVERAGE 100	0820	02	1,227	116.8000	75.92	93,154	1984	1984	0	0	0	70.00	30.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2015														Heated Area: 1152 HX Base Yr 2015											
Roof Cover	03	COMP SHNGL 100	30 10 10 30 46 24 24 48 UOP 2006 BAS 2006														Tax Group: 6 Tax Dist:											
Interior Wall	04	PLYWOOD 100															BUILDING MARKET VALUE 27,946											
Interior Floo	14	CARPET 70															TOTAL MARKET OB/XF VALUE 16,995											
Interior Floo	08	SHT VINYL 30															TOTAL LAND VALUE - MARKET 45,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 89,941											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 38,897											
Bedrooms		3 100															ASSESSED VALUE 51,044											
Bathrooms		2 100															TOTAL EXEMPTION VALUE HX HB 26,044											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 25,000											
Stories	1.	1. 100															TOTAL JUST VALUE 89,941											
Units		0 100	NCON VALUE 0																									
Quality		03	Quality Level 03		INCOME VALUE																							
DOR CODE		0200	MOBILE HOME		PREVIOUS YEAR MKT VALUE 76,231																							
MAP NUM			MKT AREA		08																							
NEIGHBORHOOD/LOC		8026.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,152	100	1,152	26,238																								
UOP	300	25	75	1,708																								
TOTALS		1,452	1,227	27,946																								
EXTRA FEATURES					54174 SHERWOOD RD, CALLAHAN																							
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													
1	1242	WD DECK A	0 100	10 10	100.00	SF	10.00	10.00	100	1990	1990	3	20	200														
2	0940	SHEDS/PORT	0 100	12 12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864														
3	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	58	1,160														
4	0751	UOP	0 100	8 8	64.00	SF	10.00	10.00	100	2008	2008	3	56	358														
5	0940	SHEDS/PORT	0 100	20 10	200.00	SF	30.00	30.00	100	2013	2013	3	65	3,900														
6	0351	CARPORT MT	0 100	20 20	400.00	SF	10.00	10.00	100	2013	2013	3	65	2,600														
7	1242	WD DECK A	0 100	0 0	965.00	SF	10.00	10.00	100	2017	2017	3	82	7,913														
LAND DESCRIPTION					TOTAL OB/XF 16,995																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 06/29/2018 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																												