

BLOCK 1 LOT 67
IN OR 2191/162
2013 CHAMPTION DW/MH

BALKCOM JEFFREY SR & CHRISTINE
54210 SHERWOOD ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0670



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	117,734
TOTALS	1,920		1,920	117,734

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987

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	OR	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,920	116.8000	81.76	156,979	2013	2013	0	0	25.00	75.00
1 M/H 94+ - 100% - 2007											
Heated Area: 1920											
HX Base Yr 2007											
BAS 2013											
54210 SHERWOOD RD, CALLAHAN											

TOTAL OB/XF											
2,240											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
117,734											
TOTAL MARKET OB/XF VALUE											
2,240											
TOTAL LAND VALUE - MARKET											
45,000											
TOTAL MARKET VALUE											
164,974											
SOH/AGL Deduction											
62,689											
ASSESSED VALUE											
102,285											
TOTAL EXEMPTION VALUE											
50,000											
BASE TAXABLE VALUE											
52,285											
TOTAL JUST VALUE											
164,974											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
134,922											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135507	CO ISSUED	0	11/07/2013
MH135507	MH MOVE-ON	0	09/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2191/0162	4/14/2018	QC	U	I	11	100	
GRANTOR: BALKCOM JEFFREY S & C							
GRANTEE: BALKCOM JEFFREY SCO							
1391/0204	2/22/2006	WD	Q	I		65,000	
GRANTOR: VOLL JEROME D & JOY R							
GRANTEE: BALKCOM JEFFREY S &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W60 S32 E60 N32\$.											