BLOCK 1 LOT 68
IN OR 1991/67
1999 REGE DW/MH

FRAZIER RUSSELL L/KACZMARCZYK-KROEZEN SANDRA L
54232 SHERWOOD RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0680

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
Quality	04	Quality Level 04

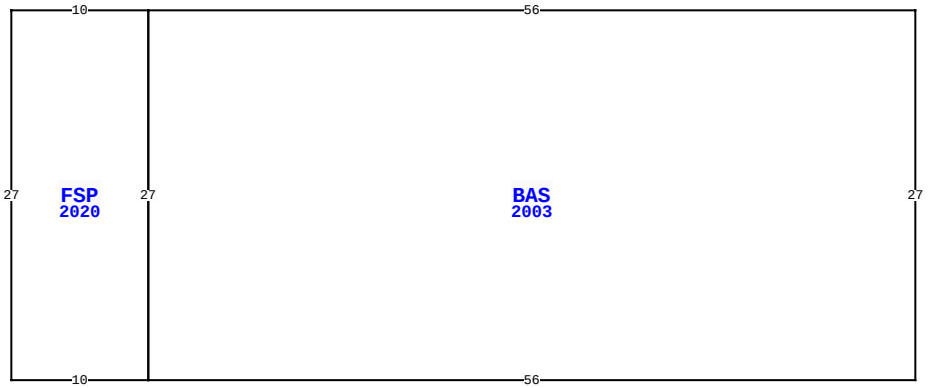
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	86,057
FSP	270	60	162	9,220
TOTALS	1,782		1,674	95,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	135.5200	94.86	158,796	1999	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2016 Heated Area: 1512 HX Base Yr 2016



54232 SHERWOOD RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		95,278
TOTAL MARKET OB/XF VALUE		10,229
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		150,507
SOH/AGL Deduction		74,004
ASSESSED VALUE		76,503
TOTAL EXEMPTION VALUE	HX HB WX DX	60,000
BASE TAXABLE VALUE		16,503
TOTAL JUST VALUE		150,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002531	REPAIR/RRF	12,567	03/03/2021
20011919	GARAGE	45,208	12/02/2020
M6897	H/AC	0	03/01/2003
P6573	NEW CONSTR	0	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1991/0067	7/13/2015	WD	Q	I	01	83,400
GRANTOR: LSG HOMES LLC						
GRANTEE: FRAZIER RUSSELL L E						
1934/0383	8/27/2014	CT	U	I	18	15,100
GRANTOR: CLERK OF COURT						
GRANTEE: LSG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W56 FSP=[YR=2020] W10 S27 E10 N27$ S27 E56 N27$
.

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
4	0812	CONCRETE C	0	100	0	0	2,583.00	SF	4.00	4.00	100	2020	2020	3	99	10,229	

LAND DESCRIPTION

TOTAL OB/XF 10,229

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/23/2021 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS