BLOCK 4 LOT 22
IN OR 835/123
SHEFFIELD VILLAGE PB 5/28 & 29

GRAVES KEITH A & DANA
54275 SHERWOOD ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0004-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

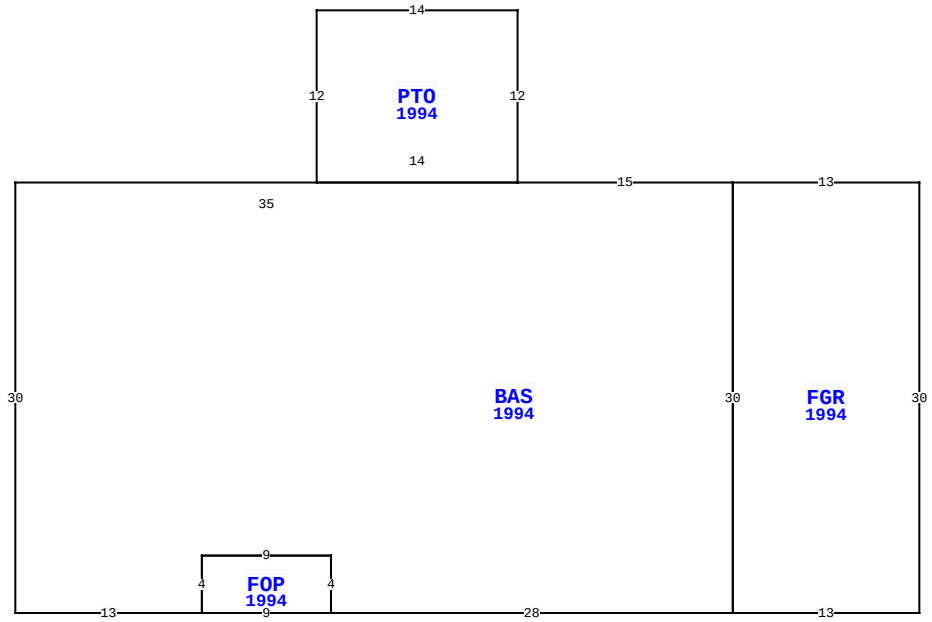
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	115,865
FGR	390	55	214	16,937
FOP	36	30	11	871
PTO	168	5	8	633
TOTALS	2,058		1,697	134,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,697	111.0000	100.18	170,005	1994	1994	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1464 HX Base Yr



54275 SHERWOOD RD, CALLAHAN

BLD DATE	06/10/2008 JW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		134,304
TOTAL MARKET OB/XF VALUE		25,607
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		204,911
SOH/AGL Deduction		78,123
ASSESSED VALUE		126,788
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,788
TOTAL JUST VALUE		204,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327652	XFOB	7,200	10/01/2013
B1327269	GARAGE	16,248	06/01/2013
B941306	NEW CONSTR	58,068	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0835/0123	5/26/1998	QC	U	I	06	100
GRANTOR: GRAVES TAMULA M						
GRANTEE: GRAVES KEITH & DANA						
0511/0666	2/25/1987	WD	Q	V		10,500
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: GRAVES KEITH & T M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1994] W13 BAS=[YR=1994] W15 PTO=[YR=1994] N12 W14 S12 E14 $ W35 S30 E13 FOP=[YR=1994] E9 N4 W9 S4 $ N4 E9 S4 E28 N30 $ S30 E13 N30 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1993	1993	3	20	160	
3	0940	SHEDS/PORT	0	100	7	8	56.00	SF	20.10	20.10	100	1992	1992	3	20	225	
4	0812	CONCRETE C	0	100	0	0	3,165.00	SF	4.00	4.00	100	2014	2014	3	95	12,027	
5	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2013	2013	3	75	10,500	

LAND DESCRIPTION

TOTAL OB/XF 25,607

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	000100	C	SFR	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 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