BLOCK 5 LOT 3
SHEFFIELD VILLAGE PB 5/28 & 29

CALLAGHAN ELIJAN CLAY
54392 SHERWOOD ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

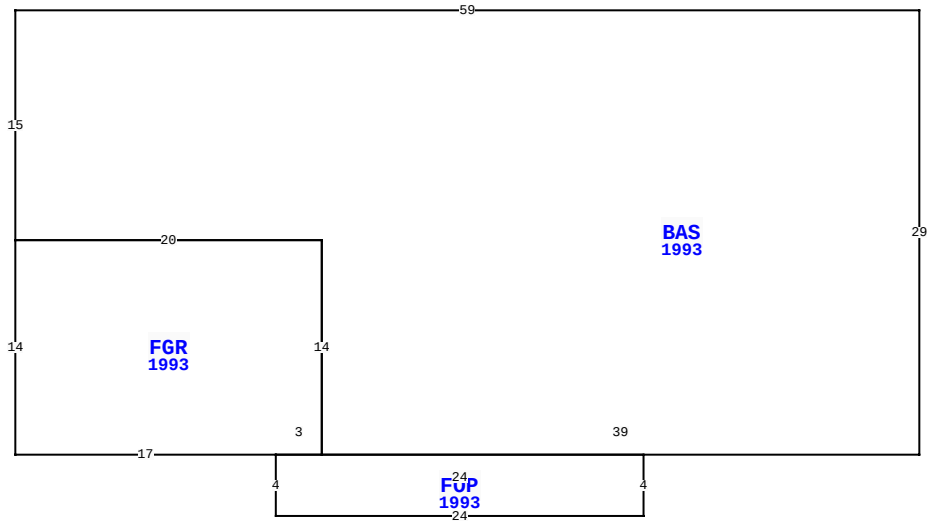
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,431	100	1,431	119,338
FGR	280	55	154	12,843
FOP	96	30	29	2,419
TOTALS	1,807		1,614	134,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,614	115.8720	104.57	168,776	1991	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 0 Heated Area: 1431 HX Base Yr



54392 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		134,599
TOTAL MARKET OB/XF VALUE		3,416
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		183,015
SOH/AGL Deduction		84,987
ASSESSED VALUE		98,028
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,028
TOTAL JUST VALUE		183,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210582	REPAIR/RRF	12,349	11/01/2022
6911	NEW CONSTR	54,251	12/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/0935	1/03/2023	WD	Q	I	01	350,000
GRANTOR: SPARKMAN WILLIAM L &						
GRANTEE: CALLAGHAN ELIJAH CL						
0619/1113	2/21/1991	WD	Q	I		69,000
GRANTOR: HARVELL ROSCOE & S T						
GRANTEE: SPARKMAN WM & T A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W59 S15 FGR=[YR=1993] S14 E17 FOP=[YR=1993] S4 E24 N4 W24$ E3 N14 W20$ E20 S14 E39 N29$.

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	0811	CONCRETE B	0	100	0	0	650.00	SF	5.20	5.20	100	1991	1991	3	64	2,163	
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	29	1,253	

LAND DESCRIPTION

TOTAL OB/XF 3,416

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	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 01/17/2017 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS