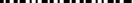


HERRIN JOSHUA STEPHENS/HERRIN JESSICA ANN
54330 SHERWOOD RD
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame02WOOD FRAME 100

Stories1.1.100

Units0100

BUD8 Adjustme06DIST 1D 100

QUALITY03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,2161001,21635,155

TOTALS1,2161,21635,155

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10510GARAGE WD-01001440560.00SF28.0028.00100199019903203,136

20751UOP001020200.00SF10.0010.0010020002000329580

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000006OR0.000.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE01/17/2017BYKBTotal Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,216118.000082.60100,4421995199500065.0035.00

M/H 94+ - 100% - 0Heated Area: 1216HX Base Yr

BAS1996

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYTax Group: 6Tax Dist:

BUILDING MARKET VALUE35,155

TOTAL MARKET OB/XF VALUE3,716

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE83,871

SOH/AGL Deduction32,215

ASSESSED VALUE51,656

TOTAL EXEMPTION VALUEHX HB26,397

BASE TAXABLE VALUE25,259

TOTAL JUST VALUE83,871

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE75,263

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2650/15166/28/2023FJUUI110

GRANTOR:HERRIN ANDREW J EST

GRANTEE:HERRIN JOSHUA STEPH

0845/02538/17/1998WDUV109,800

GRANTOR:SHEFFIELD WILLIAM F

GRANTEE:HERRIN ANDREW & FRA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W76 S16 E76 N166.