

BLOCK 7 LOT 2
R360125 & R360126
SHEFFIELD VILLAGE PB 5/28 & 29

SMITH ALDON D
54254 HELLER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0007-0020



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 90
Interior Wall	04	PLYWOOD 10
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	06	Quality Level 06
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	1,767	100	1,767	146,690
UOP	280	25	70	5,811
TOTALS	2,047		1,837	152,500

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	0	0	1.00	UT	3,500.00	3,500.00	100	1988
4	1242	WD DECK A	0	0	0	255.00	SF	10.00	10.00	100	2018
13	0475	VF 4 SBPL	0	0	0	42.00	LF	14.00	14.00	100	2006
14	0476	VF 6 SBPL	0	0	0	24.00	LF	32.00	32.00	100	2006

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	0	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,837	159.6400	103.77	190,625	1988	2014	0	0	0	20.00	80.00	
1 M/H 93- - 0% - 0													
Heated Area: 1767 HX Base Yr													

54254 HELLER RD, CALLAHAN					BLD DATE					LGL DATE		
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310			
255.00	SF	10.00	10.00	100	2018	2018	3	86	2,193			
42.00	LF	14.00	14.00	100	2006	2006	3	72	423			
24.00	LF	32.00	32.00	100	2006	2006	3	72	553			

TOTAL OB/XF													
5,479													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		173,200	
TOTAL MARKET OB/XF VALUE		5,479	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		223,679	
SOH/AGL Deduction		22,237	
ASSESSED VALUE		201,442	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		201,442	
TOTAL JUST VALUE		223,679	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25843	GARAGE	45,276	03/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2378/1370	7/23/2020	FJ	U	I	11	0	
GRANTOR: SMITH ALDON EST							
GRANTEE: SMITH ALDON D							
2247/0656	12/31/2018	SW	Q	I	01	153,000	
GRANTOR: NANTICOKE RIVER HOLDI							
GRANTEE: SMITH ALDON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W66 UOP=[YR=2018] W20 S14 E20 N14\$ S27 E22 N1 E15 S1 E29 N27\$.											

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