BLOCK 7 LOT 6 OR 541/169
R359973
SHEFFIELD VILLAGE PB 5/28 & 29

EPPERLY FRANK A & KATHY A
54144 HELLER RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0007-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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
Quality	03	Quality Level 03

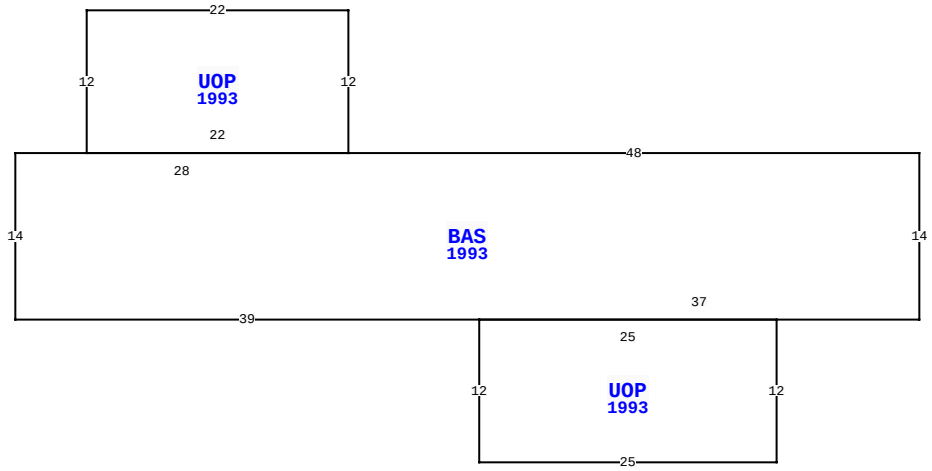
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	19,088
UOP	264	25	66	1,184
UOP	300	25	75	1,346
TOTALS	1,628		1,205	21,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,205	92.0000	59.80	72,059	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1064 HX Base Yr



54144 HELLER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		21,618
TOTAL MARKET OB/XF VALUE		2,712
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		69,330
SOH/AGL Deduction		35,360
ASSESSED VALUE		33,970
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,970
TOTAL JUST VALUE		69,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7442	MH MOVE-ON	19,000	08/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0541/0169	4/19/1988	WD	Q	V		9,500
GRANTOR: HMS AMELIA INC						
GRANTEE: EPPERLY FRANK & K A						
0532/0803	12/08/1987	MS	U	V		764,700
GRANTOR: CLAIRE-HOWARD INC						
GRANTEE: HMS AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 UOP=[YR=1993] N12 W22 S12 E22$ W28 S14 E39
UOP=[YR=1993] S12 E25 N12 W25$ E37 N14$.

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	1988	1988	3	66	2,310	
3	1243	WD DECK F	0	100	12	14	168.00	SF	8.00	8.00	100	1989	1989	3	20	269	
4	0810	CONCRETE A	0	100	9	4	36.00	SF	6.50	6.50	100	1988	1988	3	57	133	

LAND DESCRIPTION

TOTAL OB/XF 2,712

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