BLOCK 7 LOT 7
IN OR 2249/1019
SHEFFIELD VILLAGE PB 5/28-29

HOBLIT JULIE JONES
54112 HELLER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

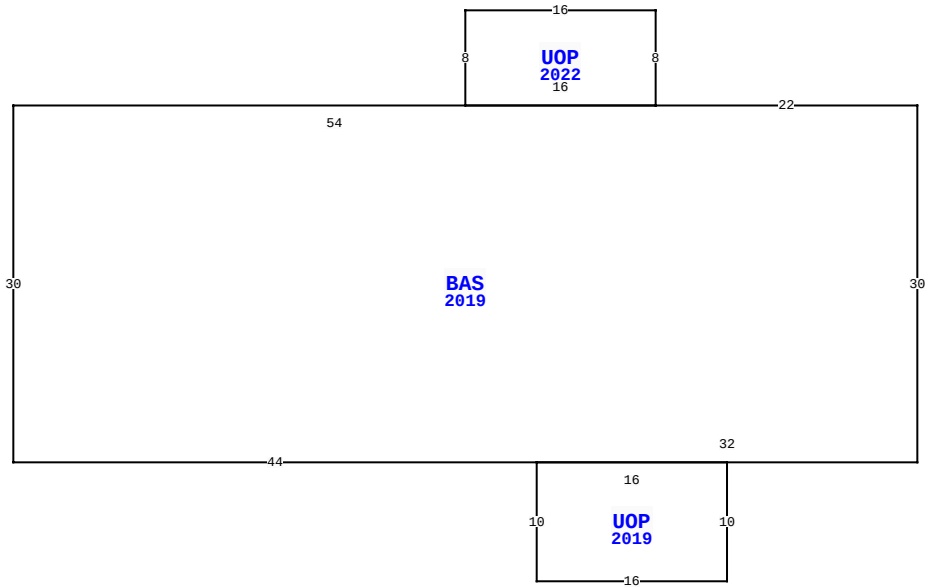
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,280	100	2,280	178,343
UOP	160	25	40	3,129
UOP	128	25	32	2,503
TOTALS	2,568		2,352	183,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,352	115.2000	80.64	189,665	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



54112 HELLER 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		183,975
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		228,975
SOH/AGL Deduction		100,538
ASSESSED VALUE		128,437
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,437
TOTAL JUST VALUE		228,975
NCON VALUE		2,504
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003961	CO ISSUED	0	04/22/2019
19001060	MH MOVE-ON	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/1019	1/15/2019	WD	Q	V	01	35,000
GRANTOR: SHOUSE LUCY DARLENE						
GRANTEE: HOBLIT JULIE JONES						
2055/1766	6/22/2016	QC	U	V	11	100
GRANTOR: ASHBURN RUSSELL						
GRANTEE: SHOUSE LUCY DARLENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 UOP=[YR=2022] N8 W16 S8 E16$ W54 S30 E44
UOP=[YR=2019] S10 E16 N10 W16$ E32 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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS