

BLOCK 7 LOT 8
1996 OAK DW/MH
SHEFFIELD VILLAGE PB 5/28 & 29

HOBLIT MARK & JULIE
54112 HELLER RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0007-0080



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 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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

Quality	04	Quality Level 04
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	1,713	100	1,713	73,126
FEP	360	85	306	13,063
USP	180	50	90	3,842

TOTALS	2,253	2,109	90,031
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	22	3		66.00	SF 6.50
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00
4	0350	CARPORT WD	0	0	18	18		324.00	SF 13.00
5	0940	SHEDS/PORT	0	0	16	8		128.00	SF 21.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,109	138.6000	97.02	204,615	1995	1998	0	0	0	56.00	44.00	
1 M/H 94+ - 0% - 0 Heated Area: 2019 HX Base Yr													

54086 HELLER RD, CALLAHAN													
BLD DATE			LGL DATE										
XF DATE			LAND DATE										
INC DATE			AG DATE										

TOTAL OB/XF													
4,490													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		103,014	
TOTAL MARKET OB/XF VALUE		4,490	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		152,504	
SOH/AGL Deduction		25,640	
ASSESSED VALUE		126,864	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		126,864	
TOTAL JUST VALUE		152,504	
NCON VALUE		13,062	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		103,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951046	MH MOVE-ON	0	09/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2402/1768	10/23/2020	QC	U	I	11	100	
GRANTOR: HOBLIT FELICIA A ET A							
GRANTEE: HOBLIT MARK & JULIE							
2069/0587	9/01/2016	QC	U	I	11	100	
GRANTOR: HOBLIT MARK STEVEN &							
GRANTEE: HOBLIT FELICIA ANNE							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1995] W34 FEP=[YR=2022] N12 W30 S12 E30\$ W30 S27 E35 USP=[YR=2009] S11 E15 N12 W15 S1\$ N1 E15 S1 E14 N27\$.													

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