BLOCK 7 LOT 15
R433805 & R433806
SHEFFIELD VILLAGE PB 5/28 & 29

BARRETT DENNIS F & TAMI L
54129 JERRA RD
CALLAHAN, FL 32011

**2023**

**37-1N-25-299S-0007-0150**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 05 | Quality Level 05 |

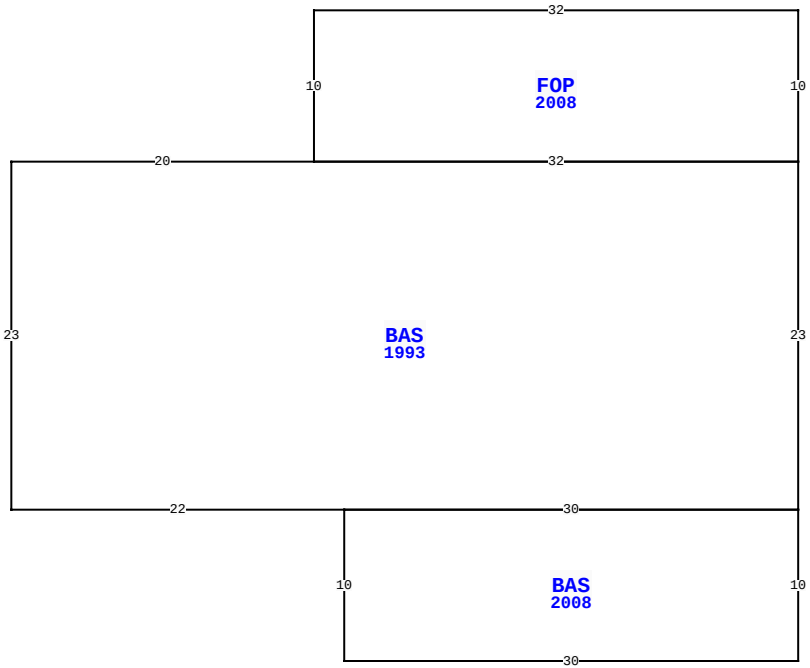
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,196 | 100 | 1,196 | 107,057 |
| BAS | 300 | 100 | 300 | 26,854 |
| FOP | 320 | 30 | 96 | 8,593 |
| TOTALS | 1,816 | | 1,592 | 142,504 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,592 | 148.0800 | 96.25 | 153,230 | 1987 | 2017 | 0 | 0 | 0 | 7.00 | 93.00 |

1 M/H 93- – 100% - 2022 Heated Area: 1496 HX Base Yr 2022




54129 JERRA 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 | | 142,504 |
| TOTAL MARKET OB/XF VALUE | | 9,544 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 197,048 |
| SOH/AGL Deduction | | 34,590 |
| ASSESSED VALUE | | 162,458 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 107,458 |
| TOTAL JUST VALUE | | 197,048 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 157,726 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2478/0894 | 7/09/2021 | WD | Q | I | 02 | 181,000 |
| GRANTOR: SMITH CHASE DEAN | | | | | | |
| GRANTEE: BARRETT DENNIS F & | | | | | | |
| 2085/1442 | 11/18/2016 | WD | Q | I | 01 | 75,000 |
| GRANTOR: KNOWLES MELBA P/R | | | | | | |
| GRANTEE: SMITH CHASE DEAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2008] W32 S10 BAS=[YR=1993] W20 S23 E22 BAS=[YR=2008] S10 E30 N10 W30$ E30 N23 W32$ E32 N10$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 30 | 10 | 300.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 683 | |
| 2 | 0511 | GARAGE CB- | 0 | 100 | 26 | 24 | 72.00 | SF | 40.00 | 40.00 | 100 | 1985 | 1985 | 3 | 49.5 | 1,426 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 3,124.00 | SF | 4.00 | 4.00 | 100 | 1989 | 1989 | 3 | 59.5 | 7,435 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,544

| 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 05/18/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS