BLOCK 2 PT OF LOT 1
2005 CAVL DW/MH
2006 HMMT DWMH

SHEFFIELD THOMAS & CARINA
43055 PILGRIMS WAY
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0011

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

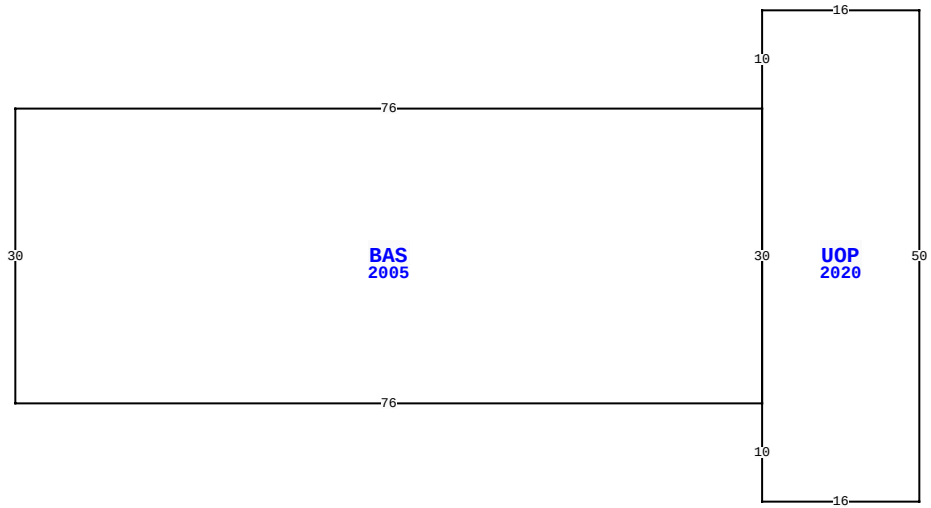
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	134,217
UOP	800	25	200	11,773
TOTALS	3,080		2,480	145,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,480	140.1600	105.12	260,698	2005	2005	0	0	0	44.00	56.00

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



43035 PILGRIMS WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		279,057
TOTAL MARKET OB/XF VALUE		30,477
TOTAL LAND VALUE - MARKET		67,140
TOTAL MARKET VALUE		376,674
SOH/AGL Deduction		172,799
ASSESSED VALUE		203,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,875
TOTAL JUST VALUE		376,674
NCON VALUE		9,765
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11059	REPAIR/RRF	1,000	02/01/2008
B21129	POLE BARN	8,160	02/01/2008
E15743	ELEC OTHER	0	09/01/2005
E15784	ELEC OTHER	0	09/01/2005
MH4669	MH MOVE-ON	0	09/01/2005
M10315	ELEC OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0285	12/11/2018	WD	U	I	37	129,000
GRANTOR: RAULERSON MARIANNE						
GRANTEE: SHEFFIELD THOMAS &						
1919/0734	5/27/2014	FJ	U	I	11	0
GRANTOR: MATTOX CARLTON EDWARD						
GRANTEE: RAULERSON MARIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W76 S30 E76 N30 $
UOP=[YR=2020;ORIG=0,-10] E16 S50 W16 N10 N30 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	0811	CONCRETE B	0	100	28	23	644.00	SF	5.20	5.20	100	2000	2000	3	79	2,646	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
4	0681	POLE SHED	0	100	0	0	1,513.00	SF	15.00	15.00	100	2008	2008	3	52	11,801	
5	0940	SHEDS/PORT	0	100	35	10	350.00	SF	30.00	30.00	100	2024	2021		93	9,765	

LAND DESCRIPTION

TOTAL OB/XF 30,477

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.73	AC		1.00	1.00	1.00	18,000.00	18,000.00	67,140							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 3.73 Total Land Value: 67,140 Market: 0 Agricultural: 0 Common: 67,140 PRINTED 08/06/2024 BY SYS

BLOCK 2 PT OF LOT 1
2005 CAVL DW/MH
2006 HMMT DWMH

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2024

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NASSAU COUNTY PROPERTY

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

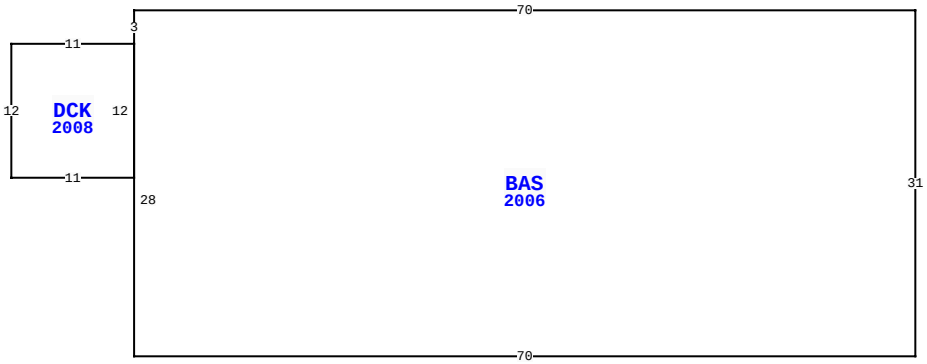
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	2,170	131,851
DCK	132	15	20	1,215
TOTALS	2,302		2,190	133,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,190	139.6800	104.76	229,424	2006	2006	0	0	0	42.00	58.00

2 M/H 94+ – 0% - 2020 Heated Area: 2170 HX Base Yr 2020



43035 PILGRIMS WAY, CALLAHAN

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XF DATE		LAND DATE	05/18/2023 MLU
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TOTAL JUST VALUE		376,674
NCON VALUE		9,765
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10316	ELEC OTHER	0	09/01/2005
P10044	OTHER	0	09/01/2005
P10045	ELEC OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0285	12/11/2018	WD	U	I	37	129,000
GRANTOR: RAULERSON MARIANNE						
GRANTEE: SHEFFIELD THOMAS &						
1919/0734	5/27/2014	FJ	U	I	11	0
GRANTOR: MATTOX CARLTON EDWARD						
GRANTEE: RAULERSON MARIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W70 S3 DCK=[YR=2008] W11 S12 E11 N12$ S28 E70 N31$.

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

REVIEW DATE 02/27/2024 BY WWA Total Acres: 3.73 Total Land Value: 67,140 Market: 0 Agricultural: 0 Common: 67,140 PRINTED 08/06/2024 BY SYS