

TRACT 40
IN OR 1109/1218
NASSAU VILLAGE WEST PB 5/23

JARMAN SANDRA B
54031 SHEFFIELD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,615	100	1,615	114,395
FOP	125	30	38	2,691
STP	20	10	2	142
UGR	660	45	297	21,038
TOTALS	2,420		1,952	138,266

EXTRA FEATURES

L N	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	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	2010	2010	3	45	2,160	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0811	CONCRETE B	0 100	0	0	986.00	SF	5.20	5.20	100	1986	1986	3	49.5	2,538	

LAND DESCRIPTION

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RM	187.00	263.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/22/2020 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,952	106.8200	101.48	198,089	1979	1979	0	0	0	30.20	69.80

1 SINGLE FAM - 100% - 2003

Heated Area: 1615

HX Base Yr 2003

Diagram illustrating a floor plan layout with dimensions and room labels:

- Top center: STP 1993 (Staircase)
- Left side: BAS 1993 (Bathroom)
- Right side: UGR 1993 (Utility Room)
- Bottom center: FOP 1993 (Front Office)

Dimensions (in feet) are indicated along the walls and within the layout:

- Top: 44, 14, 22
- Left: 30, 31
- Right: 30, 22
- Bottom: 27, 5, 13, 2, 9, 5
- Internal dimensions: 5, 4, 5, 4, 2, 5, 2, 5

54031 SHEFFIELD RD, CALLAHAN

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

TOTAL OB/XF 6,326

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RM	187.00	263.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1										6	
VALUATION SUMMARY																					
VALUATION BY										STANDARD											
Tax Group: 6										Tax Dist:											
BUILDING MARKET VALUE										138,266											
TOTAL MARKET OB/XF VALUE										6,326											
TOTAL LAND VALUE - MARKET										45,000											
TOTAL MARKET VALUE										189,592											
SOH/AGL Deduction										83,841											
ASSESSED VALUE										105,751											
TOTAL EXEMPTION VALUE										HX HB WX										55,000	
BASE TAXABLE VALUE										50,751											
TOTAL JUST VALUE										189,592											
NCON VALUE										0											
INCOME VALUE																					
PREVIOUS YEAR MKT VALUE										184,174											