

TRACT 52  
IN OR 1969/591  
NASSAU VILLAGE WEST PB 5/23

BRYANT SCOTT W & CHRISTINE  
54264 SHEFFIELD RD  
CALLAHAN, FL 32011

2024

37-1N-25-299F-0052-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 13 | LVT/LAMNT 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          |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 |          |    |

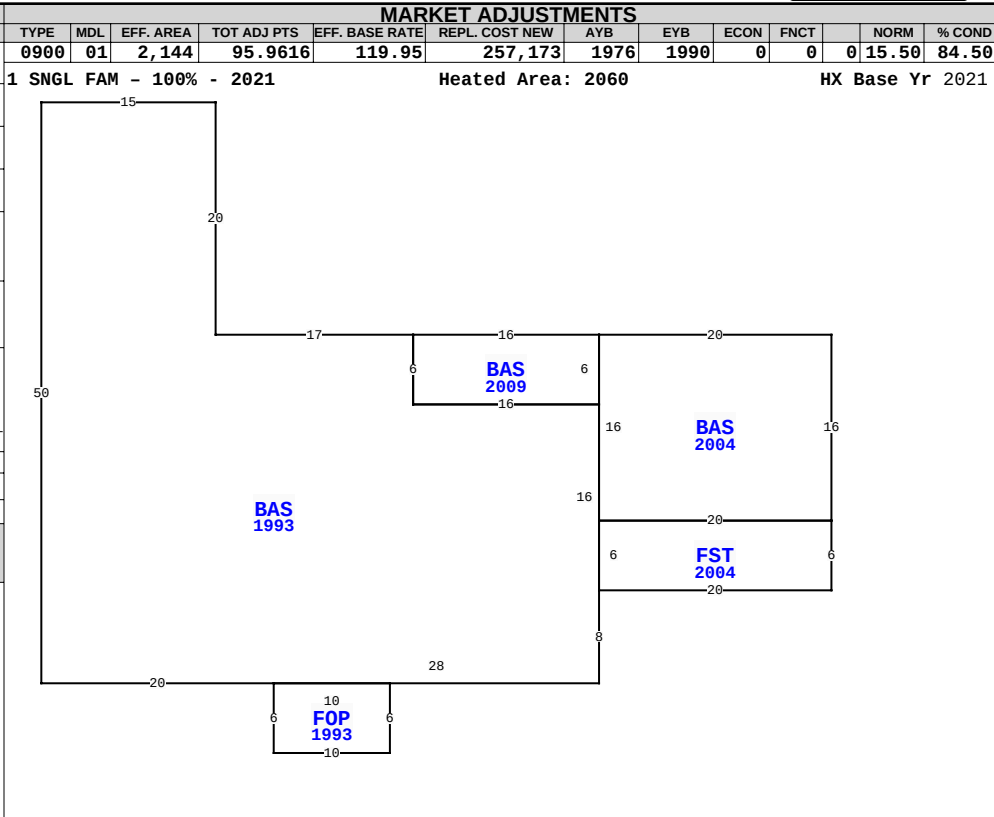
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,644            | 100         | 1,644        | 166,632              |
| BAS       | 320              | 100         | 320          | 32,434               |
| BAS       | 96               | 100         | 96           | 9,730                |
| FOP       | 60               | 30          | 18           | 1,824                |
| FST       | 120              | 55          | 66           | 6,690                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,240 |  | 2,144 | 217,311 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |     |          |    |          |                |
|----------------|------------|-------------|-----|-----|----|-----|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W   | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 40 | 40  | 1,600.00 | SF | 4.00     | 4.00           |
| 2              | 0861       | POOL GUNIT  | 0   | 100 | 26 | 16  | 416.00   | SF | 85.00    | 85.00          |
| 3              | 0812       | CONCRETE C  | 0   | 100 | 10 | 180 | 1,800.00 | SF | 2.80     | 2.80           |
| 4              | 0845       | KOOL DECK   | 0   | 100 | 0  | 0   | 612.00   | SF | 7.25     | 7.25           |
| 5              | 0820       | WOOD WALK   | 0   | 100 | 0  | 0   | 320.00   | SF | 11.75    | 11.75          |
| 6              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0   | 1.00     | UT | 2,000.00 | 2,000.00       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE |
| 1                | 000100   | C   | SFR                  | 100 |     | RM       | 150.00 | 290.00 | 1.00        | LT        |

REVIEW DATE 01/12/2024 BY KBA



|                              |          |           |
|------------------------------|----------|-----------|
| 54264 SHEFFIELD RD, CALLAHAN | BLD DATE | LGL DATE  |
|                              | XF DATE  | LAND DATE |
|                              | INC DATE | AG DATE   |

| 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   | 0812       | CONCRETE C  | 0   | 100 | 40 | 40  | 1,600.00 | SF | 4.00     | 4.00           | 100       | 1985    | 1985        | 3 | 47     | 3,008           |       |
| 2   | 0861       | POOL GUNIT  | 0   | 100 | 26 | 16  | 416.00   | SF | 85.00    | 85.00          | 100       | 1985    | 1985        | 3 | 20     | 7,072           |       |
| 3   | 0812       | CONCRETE C  | 0   | 100 | 10 | 180 | 1,800.00 | SF | 2.80     | 2.80           | 100       | 1985    | 1985        | 3 | 47     | 2,369           |       |
| 4   | 0845       | KOOL DECK   | 0   | 100 | 0  | 0   | 612.00   | SF | 7.25     | 7.25           | 100       | 1985    | 1985        | 3 | 47     | 2,085           |       |
| 5   | 0820       | WOOD WALK   | 0   | 100 | 0  | 0   | 320.00   | SF | 11.75    | 11.75          | 100       | 1990    | 1990        | 3 | 40     | 1,504           |       |
| 6   | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0   | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2004    | 2004        | 3 | 88     | 1,760           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |        |        |             |           | 17,798 |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|--------|----------|--------|---------|------------|----------------|------------|
| 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 |
| 1           | 000100   | C   | SFR                  | 100 |     | RM       | 150.00 | 290.00 | 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     |  | 217,311      |   |
| TOTAL MARKET OB/XF VALUE  |  | 17,798       |   |
| TOTAL LAND VALUE - MARKET |  | 45,000       |   |
| TOTAL MARKET VALUE        |  | 280,109      |   |
| SOH/AGL Deduction         |  | 77,818       |   |
| ASSESSED VALUE            |  | 202,291      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  | 152,291      |   |
| TOTAL JUST VALUE          |  | 280,109      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 270,267      |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20000226   | GARAGE      | 11,302 | 01/09/2020 |
| 7774       | ADDITION    | 16,400 | 01/16/1992 |
| 3251       | H/AC        | 1,100  | 01/03/1990 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1969/0591                      | 3/20/2015 | WD        | Q   | I   | 01     | 160,000    |  |
| GRANTOR: HURST RONNIE H & HEAT |           |           |     |     |        |            |  |
| GRANTEE: BRYANT SCOTT W & CH   |           |           |     |     |        |            |  |
| 1792/0346                      | 3/29/2012 | WD        | U   | I   | 38     | 52,600     |  |
| GRANTOR: KOLB MARK & KIMBERLY  |           |           |     |     |        |            |  |
| GRANTEE: HURST RONNIE H        |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W20 BAS=[YR=2009] W16 BAS=[YR=1993] W17 N20 W15 S50 E20 FOP=[YR=1993] S6 E10 N6 W10 \$ E28 N8 FST=[YR=2004] E20 N6 W20 S6 \$ N16 W16 N6 \$ S6 E16 N6 \$ S16 E20 N16 \$ . |  |  |  |  |  |  |  |  |  |