

TRACT 55
IN OR 1669/978
NASSAU VILLAGE WEST PB 5/23

FARACCA ANGELO G & BARBARA J
54194 SHEFFIELD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0055-0000



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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 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. 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		

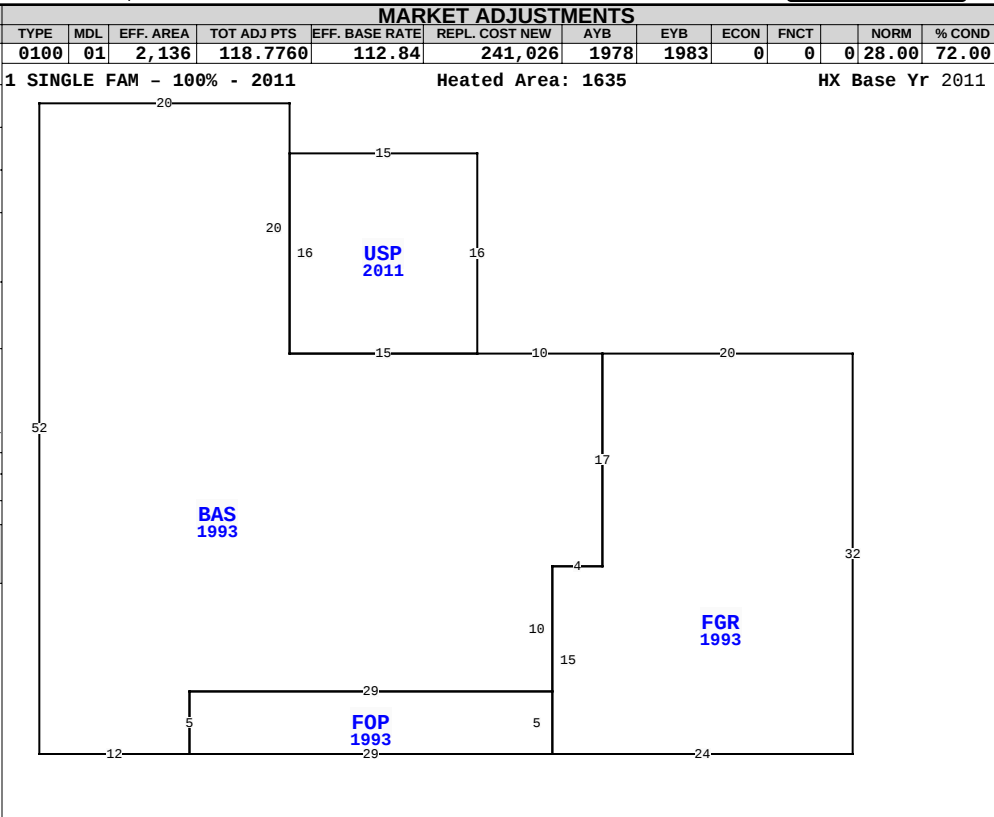
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,635	100	1,635	132,835
FGR	700	55	385	31,279
FOP	145	30	44	3,575
USP	240	30	72	5,849

TOTALS	2,720		2,136	173,539
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	
4	0866	POOL FIBER	0	100	25	16	400.00	SF	72.00	72.00	
5	0845	KOOL DECK	0	100	0	0	492.00	SF	7.25	7.25	
6	0812	CONCRETE C	0	100	0	0	2,384.00	SF	4.00	4.00	
7	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	
8	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RM	150.00	290.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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54194 SHEFFIELD RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
26,894											

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26,894											

Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0	Common: 45,000
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NASSAU COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		173,539	
TOTAL MARKET OB/XF VALUE		26,894	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		245,433	
SOH/AGL Deduction		100,844	
ASSESSED VALUE		144,589	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		89,589	
TOTAL JUST VALUE		245,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,760	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24818	ADDITION	4,687	06/01/2011
B018264	GARAGE	12,500	05/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1669/0978	3/12/2010	WD	Q	I	02
GRANTOR: BOSTON ROBERT M SR &					SALE PRICE
GRANTEE: FARACCA ANGELO G &					144,500
GRANTOR: ROWE KENNETH & TINA					
GRANTEE: BOSTON ROBERT M SR					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=1993] W20 BAS=[YR=1993] W10 USP=[YR=2011] N16 W15 S16 E15\$ W15 N20 W20 S52 E12 FOP=[YR=1993] E29 N5 W29S5\$ N5 E29 N10 E4 N17\$ S17 W4 S15 E24 N32\$.					