

TRACT 60
IN OR 1809/1551
NASSAU VILLAGE WEST PB 5/23

POWELL MATTHEW W
54046 SHEFFIELD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0060-0000



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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

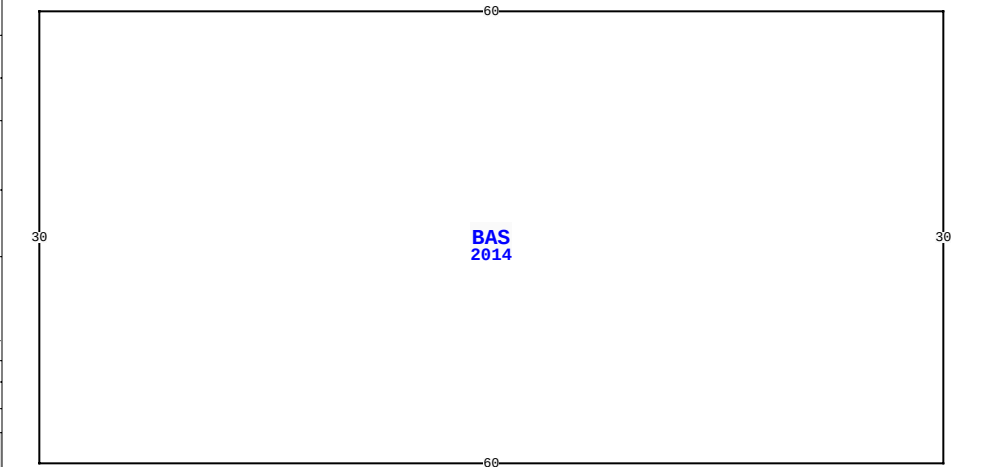
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	51,856
TOTALS	1,800		1,800	51,856

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
1	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	2002	2002	3	30

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000001	C	V RS W/XFOB	100		RM	150.00	303.00	1.00	LT		1.00	1.00	1.00

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	
0800	02	1,800	128.0400	96.03	172,854	1995	1995	0	0	0 70.00	30.00	
1 M/H 94+ - 100% - 2017				Heated Area: 1800				HX Base Yr 2017				



54046 SHEFFIELD RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF														
4,200														

TOTAL OB/XF														
4,200														

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		51,856	
TOTAL MARKET OB/XF VALUE		4,200	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		101,056	
SOH/AGL Deduction		31,569	
ASSESSED VALUE		69,487	
TOTAL EXEMPTION VALUE		HX HB 44,487	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		101,056	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		105,947	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1809/1551	8/27/2012	QC	U	I	11	100	
GRANTOR: POWELL BILLY W & MIRI							
GRANTEE: POWELL MATTHEW W							
0344/0663	4/01/1981	WD	Q	V		8,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2014] W60 S30 E60 N30\$.														