

TRACT 78
IN OR 1954/1506
NASSAU VILLAGE WEST PB 5/23

MOORE DARRIN COREY & SONIA M
54421 SHEFFIELD RD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0078-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	08	SHT VINYL 20
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	160	14,114
BAS	1,500	100	1,500	132,315
FEP	512	80	410	36,167
FGR	672	55	370	32,638
FOP	168	30	50	4,411
UST	48	45	22	1,940
UST	48	45	22	1,940

TOTALS	3,108		2,534	223,525
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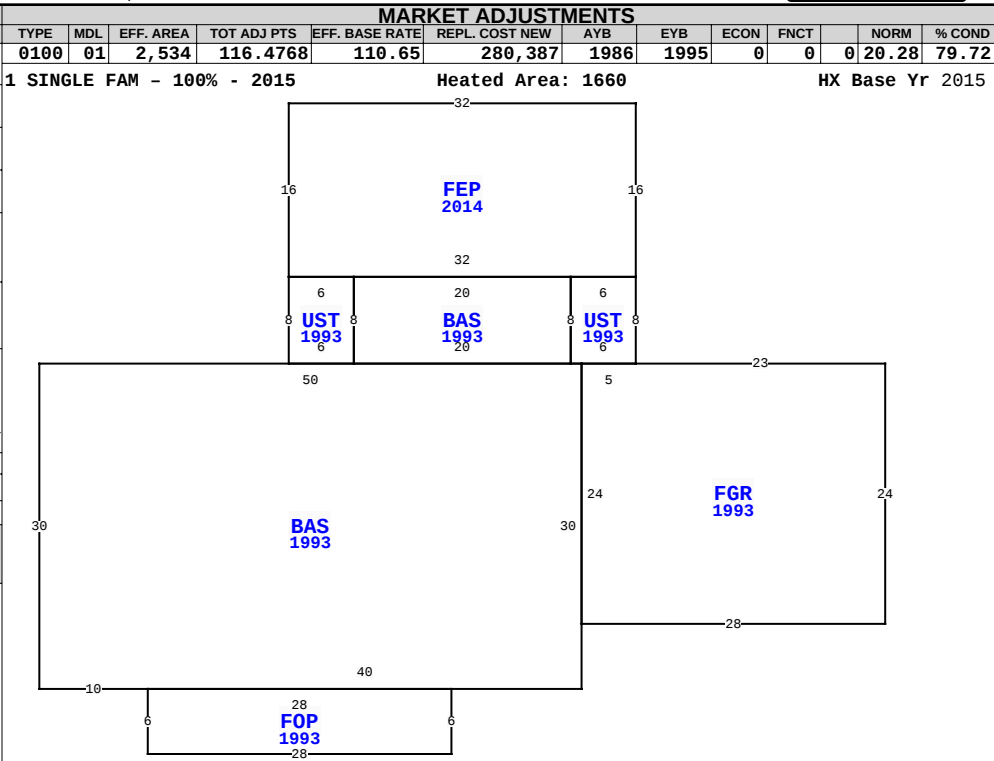
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0810	CONCRETE A	0	100	15	12	180.00	SF	6.50	6.50	100	1986	1986	3	49.5	579	
3	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2022	2022	3	97	4,656	
4	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2022	2022	3	97	4,268	

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	186.00	256.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/09/2022 BY KW



54421 SHEFFIELD RD, CALLAHAN

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

TOTAL OB/XF 11,603

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	186.00	256.00	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

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		223,525
TOTAL MARKET OB/XF VALUE		11,603
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		280,128
SOH/AGL Deduction		127,905
ASSESSED VALUE		152,223
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,223
TOTAL JUST VALUE		280,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011192	CARPORT	13,296	07/21/2022
22011193	CARPORT	13,173	07/21/2022
E20746	ELEC OTHER	200	04/01/2008
B20675	ADDITION	51,942	10/01/2007
3358	N/A	32,550	05/08/1986

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1954/1506	12/23/2014	SW U I	12
SALE PRICE			
116,500			

GRANTOR: FANNIE MAE			
GRANTEE: MOORE DARRIN COREY			
1927/1824	7/17/2014	CT U I	18
GRANTOR: CLERK OF COURT			
GRANTEE: FEDERAL NATIONAL MO			

BUILDING NOTES

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BUILDING DIMENSIONS

FGR=[YR=1993] W23 UST=[YR=1993] N8 FEP=[YR=2014] N16 W32
S16E32 \$ W6 BAS=[YR=1993] W20 UST=[YR=1993] W6 S8 E6 N8 \$
S8 E20 N8 \$ S8 E6 \$ W5 BAS=[YR=1993] W50 S30 E10
FOP=[YR=1993] S6 E28 N6 W28 \$ E40 N30 \$ S24 E28 N24 \$.

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