TRACT 101 1998 MERI DW/MH
IN OR 1076/1240
CASE #82-49-CP DUVAL COUNTY

SANDBERG ROBERT A & DONNA J
54524 SHEFFIELD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
Quality	03	Quality Level 03

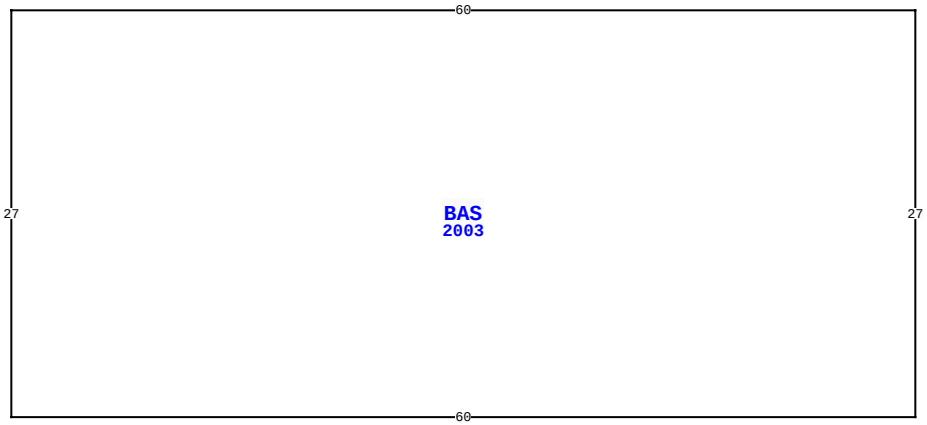
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	62,869
TOTALS	1,620		1,620	62,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.2000	92.40	149,688	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2004 Heated Area: 1620 HX Base Yr 2004



54524 SHEFFIELD RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		62,869
TOTAL MARKET OB/XF VALUE		653
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		108,522
SOH/AGL Deduction		44,215
ASSESSED VALUE		64,307
TOTAL EXEMPTION VALUE	HX HB	39,307
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3987	MH MOVE-ON	0	11/01/2002
E10496	NEW CONSTR	0	11/01/2002
P6189	NEW CONSTR	0	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1076/1240	8/22/2002	WD	Q	V		20,000
GRANTOR: NEWSOME W ELIZABETH						
GRANTEE: SANDBERG ROBERT A &						
0378/0131	1/01/1983	WD	U	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S27 E60 N27$.

EXTRA FEATURES

LN	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	0752	USP	0	100	17	8	136.00	SF	15.00	15.00	100	2003	2003	3	32	653	

LAND DESCRIPTION

TOTAL OB/XF 653

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		RM	177.00	263.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS