TRACT 102
IN OR 2151/940
R278323 & R278324

CHAVIS WILLIAM D
54566 SHEFFIELD RD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299F-0102-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 |
| Quality | 03 | Quality Level 03 |

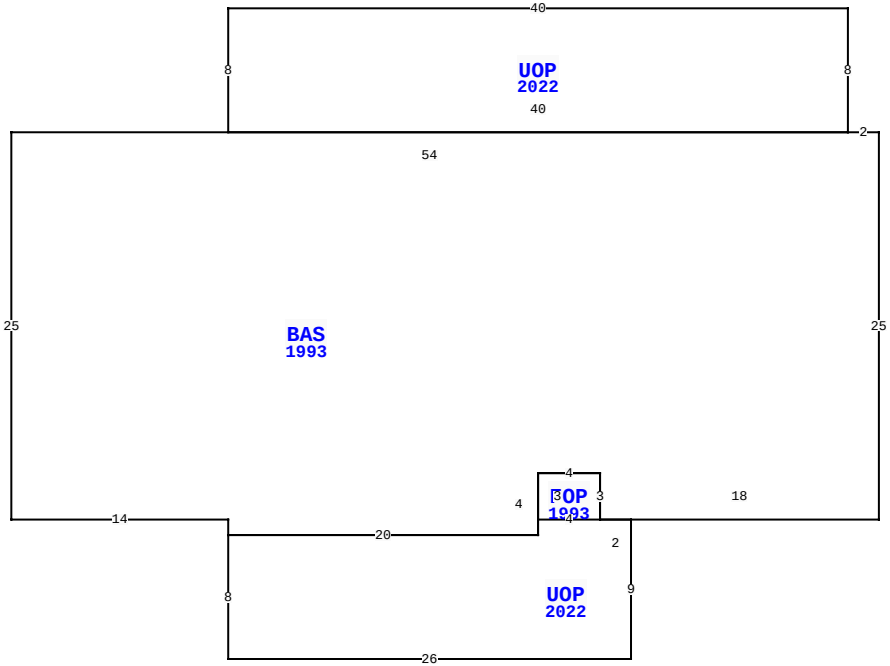
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,408 | 100 | 1,408 | 38,498 |
| FOP | 12 | 30 | 4 | 110 |
| UOP | 226 | 25 | 56 | 1,531 |
| UOP | 320 | 25 | 80 | 2,187 |
| TOTALS | 1,966 | | 1,548 | 42,326 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,548 | 130.2000 | 91.14 | 141,085 | 1988 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2023 Heated Area: 1408 HX Base Yr 2023




54566 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 | | 42,326 |
| TOTAL MARKET OB/XF VALUE | | 11,178 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 98,504 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 98,504 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 48,504 |
| TOTAL JUST VALUE | | 98,504 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 102,660 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2151/0940 | 10/11/2017 | SW | U | I | 18 | 41,000 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: CHAVIS WILLIAM D | | | | | | |
| 2113/1089 | 3/01/2017 | WD | U | I | 18 | 100 |
| GRANTOR: PENNYMAC LOAN SERVICE | | | | | | |
| GRANTEE: SECRETARY OF HOUSIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=2022] N8 W40 S8 E40$ W54 S25 E14 S1 UOP=[YR=2022] S8 E26 N9 W2 FOP=[YR=1993] W4 N3 E4 S3$ N3 W4 S4 W20$ E20 N4 E4 S3 E18 N25$ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 1992 | 1992 | 3 | 20 | 1,728 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 25 | 18 | 450.00 | SF | 35.00 | 35.00 | 100 | 2010 | 2010 | 3 | 60 | 9,450 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,178

| 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 | 0006 | RM | 185.00 | 258.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS