



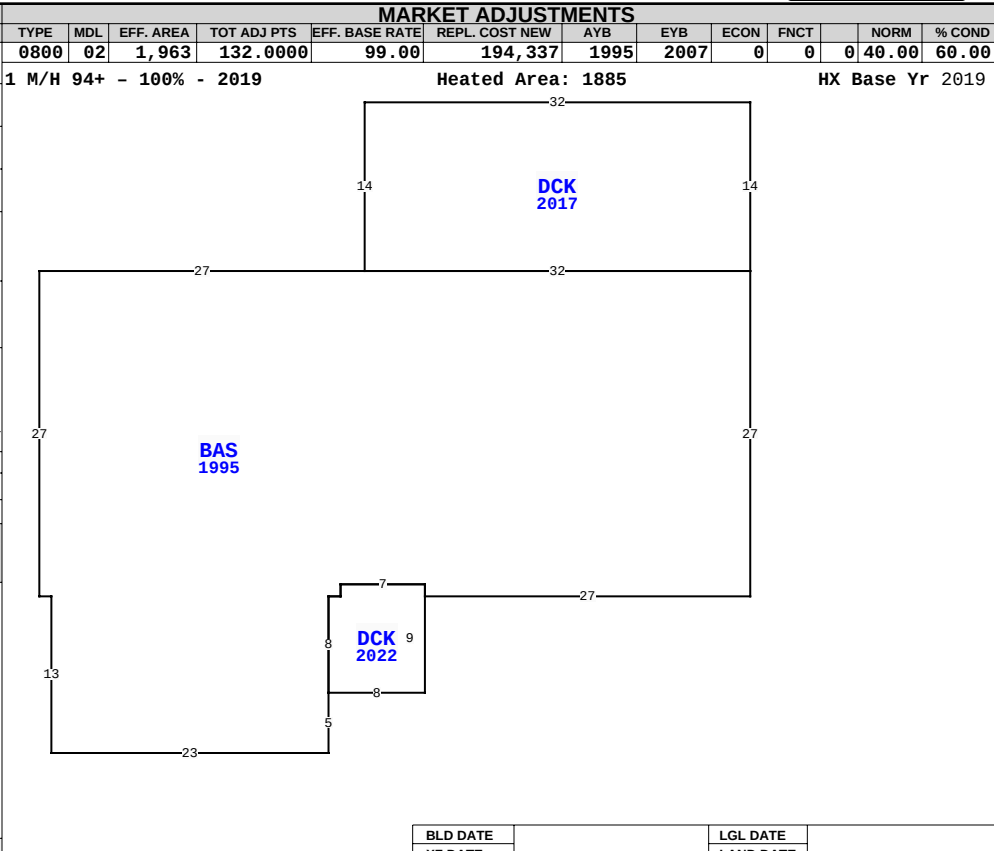
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,885	100	1,885	111,969
DCK	448	15	67	3,980
DCK	71	15	11	653
TOTALS	2,404		1,963	116,602

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	0	0	268.00	SF	10.00	10.00	100	1995
2	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	1993
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995
4	0351	CARPORT MT	0 100	30	18	540.00	SF	10.00	10.00	100	2021
5	0476	VF 6 SBPL	0 100	0	0	125.00	LF	32.00	32.00	100	2021
6	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		RM	183.00	268.00	1.00	LT	



54598 SHEFFIELD RD, CALLAHAN											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										138,082	
TOTAL MARKET OB/XF VALUE										14,183	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										197,265	
SOH/AGL Deduction										98,686	
ASSESSED VALUE										98,579	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										48,579	
TOTAL JUST VALUE										197,265	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										193,726	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011370	REMODEL	13,974	07/25/2022
18002410	GARAGE	49,712	04/01/2018
MHU95809	MH MOVE-ON	0	02/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2710/1958	4/18/2024	WD	Q	I	01	300,000	
GRANTOR:CHASE RICHARD A & DON							
GRANTEE:JOHNSON RICKIE G &							
2100/0476	1/23/2017	WD	Q	I	02	110,000	
GRANTOR:MCG HOMES LLC							
GRANTEE:CHASE RICHARD A & D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=2017] W32 S14 BAS=[YR=1995] W27 S27 E1 S13 E23 N5											
DCK=[YR=2022] E8 N9 W7 S1 W1 S8\$ N8 E1 N1 E7 S1 E27 N27 W32\$ E32 N14\$.											

JOHNSON RICKIE G & KIMBERLY A/WILLIAMSON GREGORY A
54598 SHEFFIELD ROAD
CALLAHAN, FL 32011

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