

SKIPPER JAMES J & MARGARET S
54663 SHEFFIELD ROAD
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD		05		AVERAGE 100		0100		01		1,181		115.5400		109.76		129,627		1982		1982		0		0		17.50		82.50									
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 1973										Heated Area: 1152										HX Base Yr 1973											
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floor		08		SHT VINYL 60																																			
Interior Floor		14		CARPET 40																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				3 100																																			
Bathrooms				1.5 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.		1. 100																																			
Units		0		0 100																																			
BUD8 Adjustme		06		DIST 1D 100																																			
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA				08																															
NEIGHBORHOOD/LOC		8026.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,152		100		1,152		104,316																															
FOP		96		30		29		2,626																															
TOTALS		1,248				1,181		106,942																															
EXTRA FEATURES										54663 SHEFFIELD RD, CALLAHAN										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
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		0511		GARAGE CB-		0 100		24 26		624.00		SF 40.00				40.00		100		1977		1977		3		28		6,989											
2		0681		POLE SHED		0 100		10 24		240.00		SF 15.00				15.00		100		1980		1980		3		20		720											