TRACT 113
NASSAU VILLAGE WEST PB 5/23

BARNHARD MATTHEW S & DANIELLE
54658 SHEFFIELD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0113-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

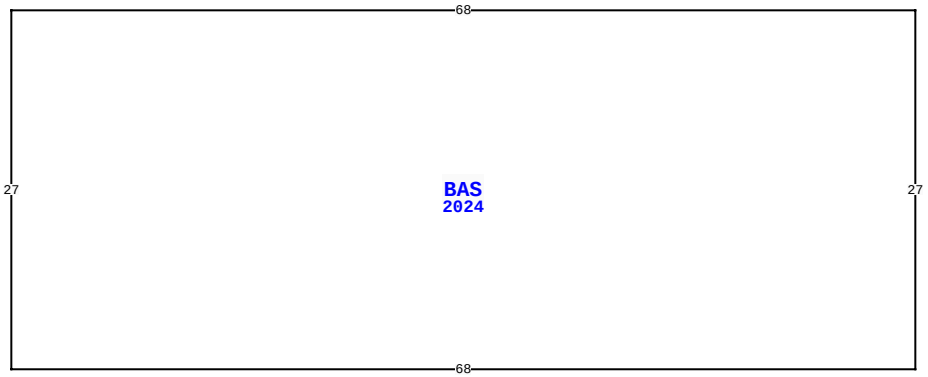
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	189,761
TOTALS	1,836		1,836	189,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	139.2000	104.40	191,678	2023	2023	0	0	0	1.00	99.00

2 M/H 94+ – 0% - 2024 Heated Area: 1836 HX Base Yr



54658 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	189,761
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	234,761
SOH/AGL Deduction	0
ASSESSED VALUE	234,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,761
TOTAL JUST VALUE	234,761
NCON VALUE	189,761
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,142

PRMT:2:3: TITLE: 148630418 & 148630453

PRMT:2:2: DW/MH ID: FL26100PHB203509(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008178	CO ISSUED	0	02/14/2023
22008178	MH MOVE-ON	0	09/01/2022
22007173	DEMOLITION	0	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2663/877	8/17/2023	WD	Q	I	01	289,000
GRANTOR: JOHNS EDGAR HILTON						
GRANTEE: BARNHARD MATTHEW S						
1889/0749	11/15/2013	QC	U	I	11	100
GRANTOR: HARRISON BONNIE JEAN						
GRANTEE: JOHNS EDGAR HILTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E68 S27 W68 N27 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS