

PHILLIPS JAMES R & CYNTHIA K
54755 SHEFFIELD ROAD
CALLAHAN, FL 32011

37-1N-25-299F-0120-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD	05		AVERAGE 50		0820		MDL	02	2,500		120.7000		EFF. BASE RATE		84.49		211,225		1978		1982		0		0		70.00		30.00		
Exterior Wall		19	COMMON BRK 50		1 M/H 93- - 100% - 2000		Heated Area: 1752		HX Base Yr 2000																								
Roof Structur		03	GABLE/HIP 100																														
Roof Cover		03	COMP SHNGL 100																														
Interior Wall		04	PLYWOOD 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																														
BUD8 Adjustme		06	DIST 1D 100																														
Quality		03	Quality Level 03																														
DOR CODE		0200	MOBILE HOME																														
MAP NUM			MKT AREA																														
NEIGHBORHOOD/LOC		8026.00																															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		1,752	100	1,752	44,408																												
FGR		780	55	429	10,874																												
FOP		224	30	67	1,698																												
UGR		560	45	252	6,387																												
TOTALS		3,316		2,500	63,368																												
EXTRA FEATURES		54755 SHEFFIELD RD, CALLAHAN																															
BLD DATE		XF DATE		INC DATE																													
LGL DATE		LAND 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		0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	100	1980	1980	3	20	864																	
2		0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1972	1972	3	31.6	1,106																	
3		0812	CONCRETE C	0	100	0	0	3,036.00	SF	3.00	100	1972	1972	3	23	2,095																	
4		0866	POOL FIBER	0	100	29	8	232.00	SF	72.00	100	1990	1990	3	20	3,341																	
5		0845	KOOL DECK	0	100	0	0	773.00	SF	7.25	100	1990	1990	3	59.5	3,335																	
6		1242	WD DECK A	0	100	18	14	252.00	SF	10.00	100	1989	1989	3	20	504																	