TRACT 121 2002 FTWD DW
IN OR 1489/1476
NASSAU VILLAGE WEST PB 5/23

MORRIS THOMAS & JENNA REBECCA
54795 SHEFFIELD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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

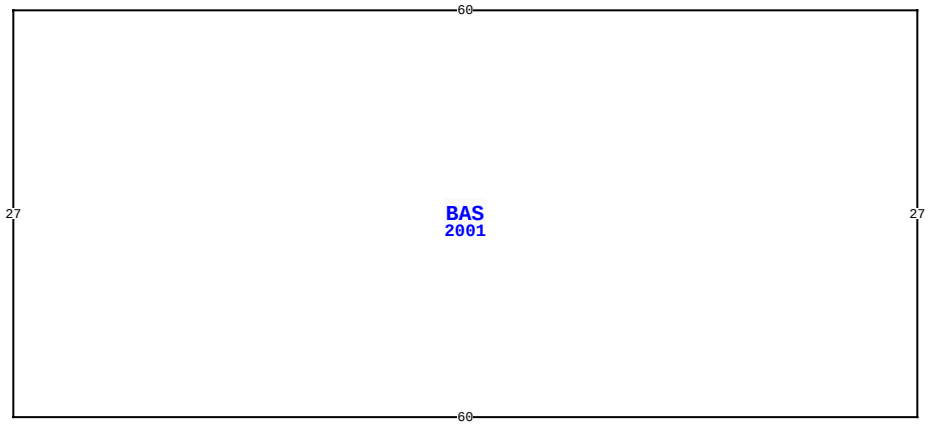
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	68,351
TOTALS	1,620		1,620	68,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	87.90	142,398	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	68,351
TOTAL MARKET OB/XF VALUE	11,365
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	124,716
SOH/AGL Deduction	8,739
ASSESSED VALUE	115,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,977
TOTAL JUST VALUE	124,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015084	NEW CONSTR	0	12/01/2001
3660	MH MOVE-ON	0	11/01/2001
5428	H/AC	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1476	4/03/2007	WD	Q	I		145,000
GRANTOR: DEYO SUSAN SITLER						
GRANTEE: MORRIS THOMAS & JEN						
1190/1349	11/24/2003	QC	U	I	18	100
GRANTOR: SITLER RICHARD L L/E						
GRANTEE: DEYO SUSAN SITLER						

BLD DATE 12/28/2007 DJ | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

54795 SHEFFIELD RD, CALLAHAN

BUILDING NOTES

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	0	20	12	240.00	SF	20.10	20.10	100	1980	1980	3	20	965	
2	0861	POOL GUNIT	0	0	14	30	420.00	SF	85.00	85.00	100	1985	1985	3	20	7,140	
3	0803	ASPHALT C	0	0	353	9	3,177.00	SF	1.00	1.00	100	1985	1985	3	50	1,589	
4	0845	KOOL DECK	0	0	85	3	255.00	SF	7.25	7.25	100	1985	1985	3	47	869	
5	0810	CONCRETE A	0	0	0	0	499.00	SF	1.63	1.63	100	1980	1980	3	32.5	264	
6	0940	SHEDS/PORT	0	0	14	8	112.00	SF	18.30	18.30	100	1988	1988	3	20	410	
7	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S27 E60 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 11,365

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	150.00	330.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS