

BLOCK 1 LOTS 9 & 10
IN OR 720/899 & OR 721/69
SHEFFIELD VILLAGE PB 5/28-29

MCLAIN GARY L
54763 DORNBUSH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	

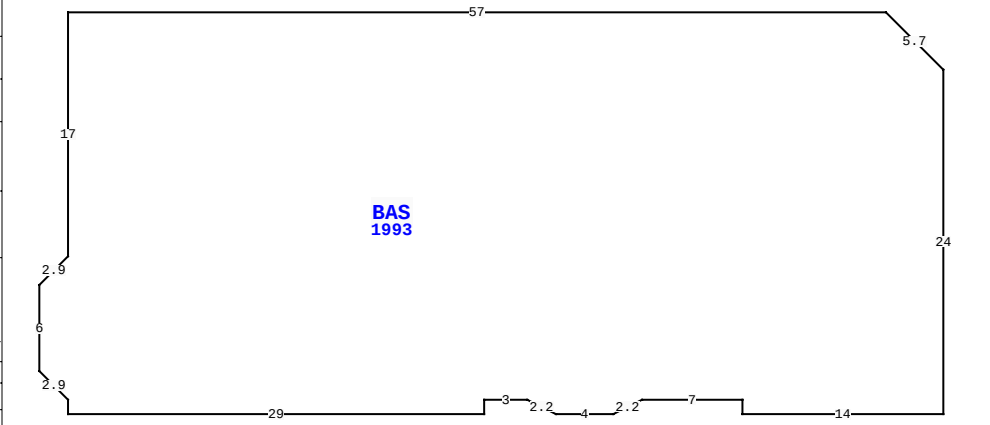
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	44,086
TOTALS	1,704		1,704	44,086

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	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1985	1985	3	20	1,792	
2	0350	CARPORT WD	0	100	8	16	128.00	SF	13.00	13.00	100	1985	1985	3	20	333	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1985	1985	3	20	780	
4	0476	VF 6 SBPL	0	100	0	0	28.00	LF	32.00	32.00	100	2006	2006	3	69	618	
5	0351	CARPORT MT	0	100	16	13	208.00	SF	7.50	7.50	100	1985	1985	3	20	312	

LAND DESCRIPTION			TOTAL OB/XF 3,835														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	90,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,704	123.2000	86.24	146,953	1985	1990	0	0	70.00	30.00
1 M/H 93- - 100% - 2021 Heated Area: 1704 HX Base Yr											



NASSAU COUNTY PROPERTY										PAGE 1 of 1				6		
VALUATION SUMMARY																
VALUATION BY										STANDARD						
Tax Group: 6					Tax Dist:											
BUILDING MARKET VALUE										44,086						
TOTAL MARKET OB/XF VALUE										3,835						
TOTAL LAND VALUE - MARKET										90,000						
TOTAL MARKET VALUE										137,921						
SOH/AGL Deduction										0						
ASSESSED VALUE										137,921						
TOTAL EXEMPTION VALUE										14	137,921					
BASE TAXABLE VALUE										0						
TOTAL JUST VALUE										137,921						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										134,799						