BLOCK 1 LOT 65
SHEFFIELD VILLAGE PB 5/28 & 29

FISHER SAMUEL CHARLES
54148 SHERWOOD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0650

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	03	Quality Level 03

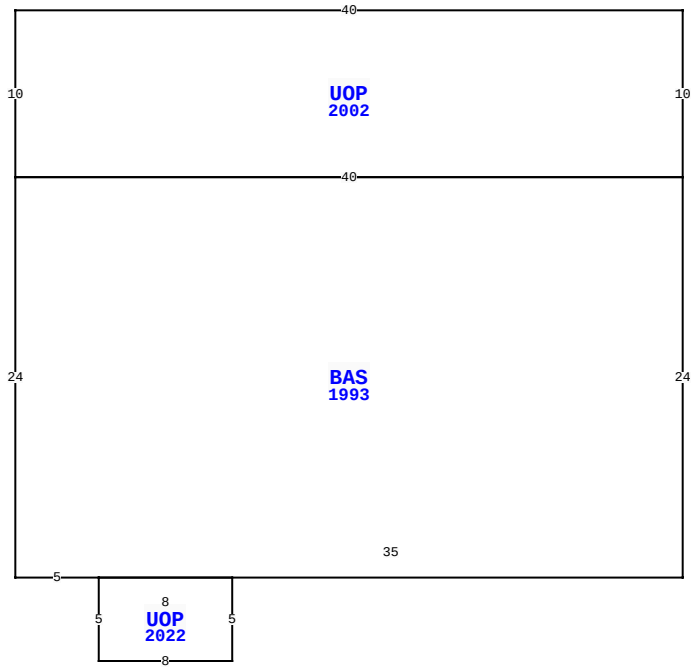
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	54,109
UOP	400	25	100	5,636
UOP	40	25	10	564
TOTALS	1,400		1,070	60,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,070	122.0000	85.40	91,378	1987	2010	0	0	0	34.00	66.00

1 M/H 93- – 100% - 2023 Heated Area: 960 HX Base Yr 2023



54148 SHERWOOD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		68,343
TOTAL MARKET OB/XF VALUE		4,814
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		118,157
SOH/AGL Deduction		0
ASSESSED VALUE		118,157
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,157
TOTAL JUST VALUE		118,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952414	GARAGE	9,792	12/01/1995
7806	MH MOVE-ON	14,900	05/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/0580	10/07/2022	WD	Q	I	02	167,000
GRANTOR: PARIS BRIAN T						
GRANTEE: FISHER SAMUEL CHARL						
1481/0704	2/27/2007	WD	Q	I		100,000
GRANTOR: DRIGGERS STEPHEN D &						
GRANTEE: PARIS BRIAN T						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W40 S10 BAS=[YR=1993] S24 E5 UOP=[YR=2022] S5 E8 N5 W8$ E35 N24 W40$ E40 N10$.

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	0811	CONCRETE B	0	100	0	0	556.00	SF	5.20	5.20	100	1992	1992	3	64	1,850	
2	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	1995	1995	3	23	552	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440	
4	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	1995	1995	3	23	552	
5	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2008	2008	3	35	420	

LAND DESCRIPTION

TOTAL OB/XF 4,814

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/10/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

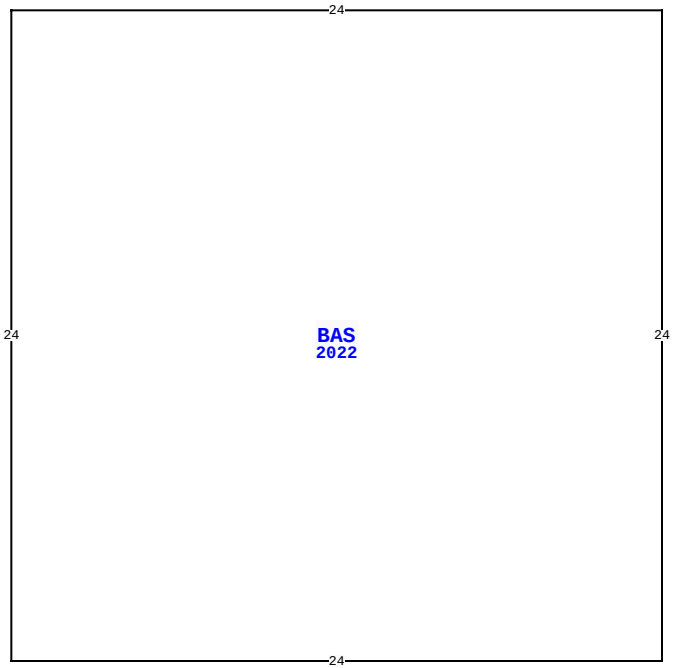
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	8,034
TOTALS	576		576	8,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	63.2500	22.14	12,753	1992	2000	0	0	0	37.00	63.00

2 GARAGE RES – 100% - 2023 Heated Area: 576 HX Base Yr 2023



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GRANTOR: DRIGGERS STEPHEN D &						
GRANTEE: PARIS BRIAN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S24 E24 N24$.

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

REVIEW DATE 10/10/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS