

BLOCK 1 LOT 67
IN OR 2191/162
2013 CHAMPTION DW/MH

BALKCOM JEFFREY SR & CHRISTINE
54210 SHERWOOD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0670



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 70
Interior Floo	08	SHT VINYL 30
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	1,920	100	1,920	121,098
TOTALS	1,920		1,920	121,098

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,920	116.8000	87.60	168,192	2013	2013	0	0	28.00	72.00
1 M/H 94+ - 100% - 2007 Heated Area: 1920 HX Base Yr 2007											
BAS 2013											

54210 SHERWOOD RD, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			121,098
TOTAL MARKET OB/XF VALUE			2,170
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			168,268
SOH/AGL Deduction			62,914
ASSESSED VALUE			105,354
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			55,354
TOTAL JUST VALUE			168,268
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135507	CO ISSUED	0	11/07/2013
MH135507	MH MOVE-ON	0	09/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2191/0162	4/14/2018	QC	U	I	11
GRANTOR: BALKCOM JEFFREY S & C					
GRANTEE: BALKCOM JEFFREY SCO					
1391/0204	2/22/2006	WD	Q	I	
GRANTOR: VOLL JEROME D & JOY R					
GRANTEE: BALKCOM JEFFREY S &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W60 S32 E60 N32\$.									