BLOCK 1 LOT 73
SHEFFIELD VILLAGE PB 5/28 & 29

ANDERSON STACIA/HOLMES TAMARA L
43279 KEEN CEMETERY RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0730

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

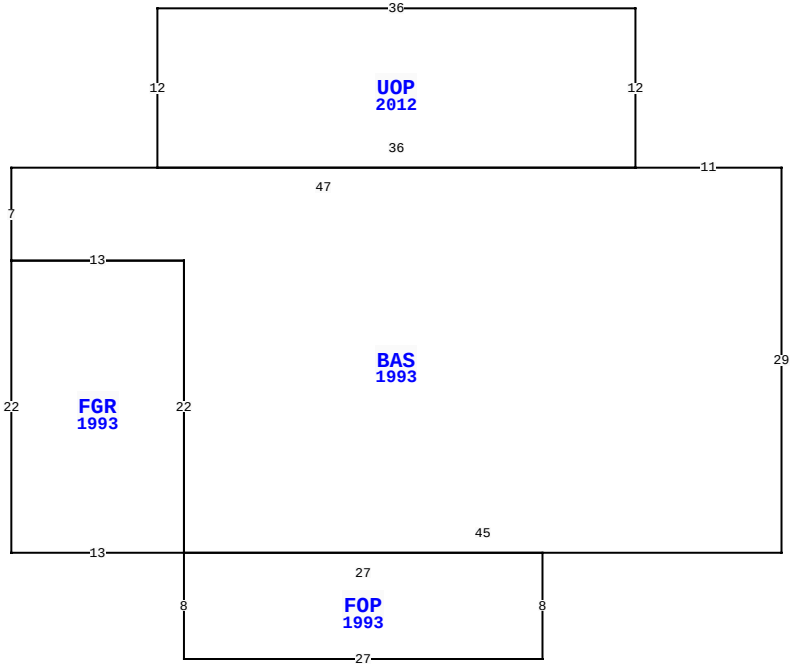
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1,396	122,511
FGR	286	55	157	13,778
FOP	216	30	65	5,705
UOP	432	20	86	7,547
TOTALS	2,330		1,704	149,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	109.0000	103.55	176,449	1991	1991	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 1396 HX Base Yr



54275 ROY BOOTH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	149,541
TOTAL MARKET OB/XF VALUE	2,450
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	196,991
SOH/AGL Deduction	0
ASSESSED VALUE	196,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,991
TOTAL JUST VALUE	196,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6984	NEW CONSTR	54,763	02/04/1991
7784	MH MOVE-ON	16,500	04/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/0231	3/01/2021	FJ	U	I	11	0
GRANTOR: HOLMES JAMES A EST						
GRANTEE: ANDERSON STACIA & T						
0566/0318	3/28/1989	WD	Q	V		7,500
GRANTOR: HMS AMELIA INC						
GRANTEE: HOLMES JAMES A & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=2012] N12 W36 S12 E36$ W47 S7
FGR=[YR=1993] S22 E13 FOP=[YR=1993] S8 E27 N8 W27$ N22 W13$
E13 S22 E45 N29$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	000100	C	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/21/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS