BLOCK 5 LOT 3
SHEFFIELD VILLAGE PB 5/28 & 29

CALLAGHAN ELIJAN CLAY
54392 SHERWOOD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0005-0030

BUILDING CHARACTERISTICS

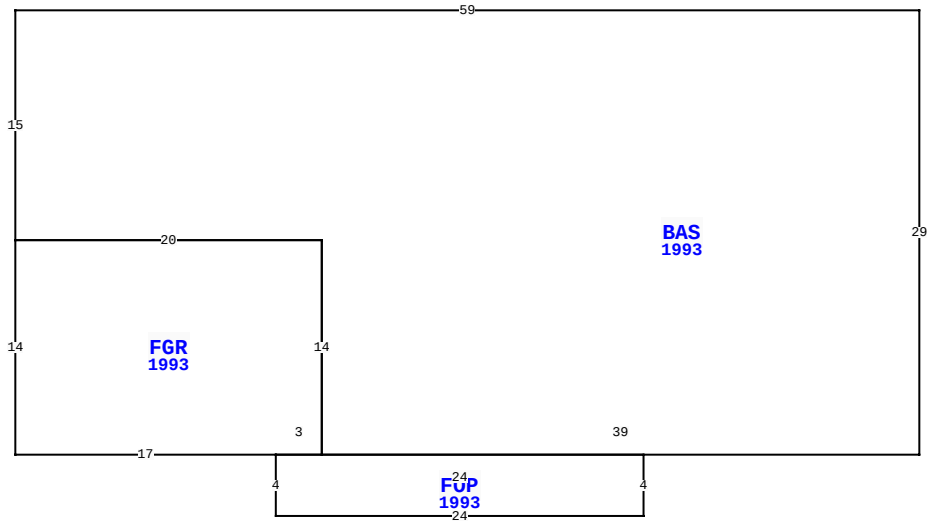
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,431	100	1,431	199,494
FGR	280	55	154	21,469
FOP	96	30	29	4,043
TOTALS	1,807		1,614	225,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,614	115.8720	144.84	233,772	1991	2018	0	0	0	3.75	96.25

1 SNGL FAM – 0% - 2024 Heated Area: 1431 HX Base Yr



54392 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	225,006
TOTAL MARKET OB/XF VALUE	12,034
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	282,040
SOH/AGL Deduction	0
ASSESSED VALUE	282,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,040
TOTAL JUST VALUE	282,040
NCON VALUE	55,462
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210582	REPAIR/RRF	12,349	11/01/2022
6911	NEW CONSTR	54,251	12/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0935	1/03/2023	WD	Q	I	01	350,000
GRANTOR: SPARKMAN WILLIAM L &						
GRANTEE: CALLAGHAN ELIJAH CL						
0619/1113	2/21/1991	WD	Q	I		69,000
GRANTOR: HARVELL ROSCOE & S T						
GRANTEE: SPARKMAN WM & T A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W59 S15 FGR=[YR=1993] S14 E17 FOP=[YR=1993] S4 E24 N4 W24$ E3 N14 W20$ E20 S14 E39 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
1	0811	CONCRETE B	0	0	0	0	650.00	SF	5.20	5.20	100	1991	1991	3	62	2,096	
2	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	28	1,210	
3	0351	CARPORT MT	0	0	30	24	720.00	SF	10.00	10.00	100	2024	2018		82	5,904	
4	0810	CONCRETE A	0	0	0	0	550.00	SF	6.50	6.50	100	2024	2000		79	2,824	

LAND DESCRIPTION

TOTAL OB/XF 12,034

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	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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS