BLOCK 5 LOT 4
IN OR 495 PG 33
R334111 & R334112

PITTMAN LEROY & ROSELLA W
54364 SHERWOOD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	04	Quality Level 04

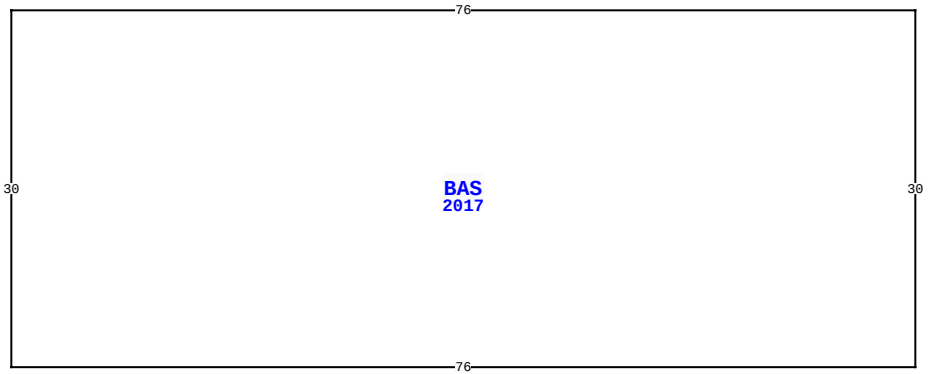
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	197,053
TOTALS	2,280		2,280	197,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.0400	96.03	218,948	2017	2017	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 0 Heated Area: 2280 HX Base Yr



54364 SHERWOOD 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		197,053
TOTAL MARKET OB/XF VALUE		3,809
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		245,862
SOH/AGL Deduction		96,495
ASSESSED VALUE		149,367
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,367
TOTAL JUST VALUE		245,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004442	CO ISSUED	0	05/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0495/0033	8/01/1986	WD	Q	V		9,800

GRANTOR:
GRANTEE:

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
3	0810	CONCRETE A	0	100	18	20	360.00	SF	6.50	6.50	100	2000	2000	3	79	1,849	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2017		98	1,960	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,809

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 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