

HERRIN JOSHUA STEPHENS/HERRIN JESSICA ANN
54330 SHERWOOD RD
CALLAHAN, FL 32011

2024

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 100		0800	02	1,216	118.0000	88.50	107,616	1995	1995	0	0	0	70.00	30.00	VALUATION BY											
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 0% - 2024													Heated Area: 1216											
Roof Cover		03	COMP SHNGL 100															HX Base Yr											
Interior Wall		05	DRYWALL 100		76 16 BAS 1996 76 16													VALUATION BY											
Interior Floor		14	CARPET 100															STANDARD											
Air Condition		03	CENTRAL 100															Tax Group: 6											
Heating Type		04	AIR DUCTED 100															Tax Dist:											
Bedrooms			3 100															BUILDING MARKET VALUE											
Bathrooms			2 100															TOTAL MARKET OB/XF VALUE											
Frame		02	WOOD FRAME 100															TOTAL LAND VALUE - MARKET											
Stories		1.	1. 100															TOTAL MARKET VALUE											
Units			0 100															SOH/AGL Deduction											
BUD8 Adjustme		06	DIST 1D 100															ASSESSED VALUE											
					TOTAL EXEMPTION VALUE																								
					BASE TAXABLE VALUE																								
					TOTAL JUST VALUE																								
					NCON VALUE																								
					INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE																								
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	1,216	100	1,216	32,285																									