

BLOCK 6 LOT 20
R407796 & R407795
SHEFFIELD VILLAGE PB 5/28 & 29

HAMSHAR CHERYL/HAMSHAR RICHARD
54133 HELLER RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0006-0200



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,113	100	1,113	163,689
FGR	638	55	351	51,622
FOP	76	30	23	3,383
FOP	180	30	54	7,942
PTO	48	5	2	294
TOTALS	2,055		1,543	226,929

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	0811	CONCRETE B	0 100	4	10	513.00	SF	5.20	5.20	100	2017	2017	3 97

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,543	123.2000	154.00	237,622	2017	2017	0	0	0	4.50	95.50	
1 SNGL FAM - 100% - 2020 Heated Area: 1113 HX Base Yr 2020													
54133 HELLER RD, CALLAHAN													

TOTAL OB/XF 2,588													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND
1	0811	CONCRETE B	0 100	4	10	513.00	SF	5.20	5.20	100	2017	2017	3 97

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY							STANDARD						
Tax Group: 6							Tax Dist:						
BUILDING MARKET VALUE							226,929						
TOTAL MARKET OB/XF VALUE							2,588						
TOTAL LAND VALUE - MARKET							45,000						
TOTAL MARKET VALUE							274,517						
SOH/AGL Deduction							93,403						
ASSESSED VALUE							181,114						
TOTAL EXEMPTION VALUE							50,000						
BASE TAXABLE VALUE							131,114						
TOTAL JUST VALUE							274,517						
NCON VALUE							0						
INCOME VALUE													
PREVIOUS YEAR MKT VALUE							264,864						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007104	CO ISSUED	0	08/08/2017
1700695	NEW CONSTR	154,708	03/01/2017
B1529841	DEMOLITION	4,800	01/01/2015
7453	MH MOVE-ON	14,000	08/31/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2290/1276	7/08/2019	WD	Q	I	01	208,000			
GRANTOR: CAMP ALBERT MICHAEL									
GRANTEE: HAMSHAR CHERYL & RI									
2141/1287	8/22/2017	WD	U	I	37	125,000			
GRANTOR: SCAFF LIVING TRUST ET									
GRANTEE: CAMP ALBERT MICHAEL									

BUILDING NOTES													
BAS=[YR=2017;ORIG=-22,0] W2 W39 S29 E22 N4 E19 N25 \$													
FGR=[YR=2017;ORIG=0,0] W8 W12 W2 S29 E22 N29 \$													
FOP=[YR=2017;ORIG=-24,0] N10 W18 S10 E18 \$													
FOP=[YR=2017;ORIG=-41,29] E19 N4 W19 S4 \$													
PTO=[YR=2017;ORIG=-8,0] N4 W12 S4 E12 \$													