BLOCK 6 LOT 26 R674016
IN OR 478/624
SHEFFIELD VILLAGE PB 5/28 & 29

WILLIAMS LINDA EST
54293 HELLER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0006-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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	03	Quality Level 03

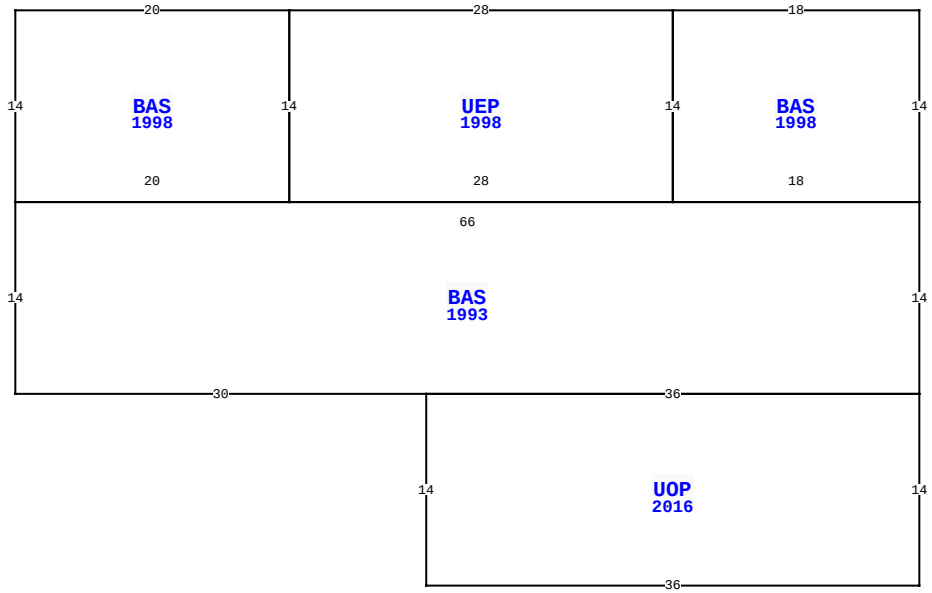
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	20,956
BAS	252	100	252	5,715
BAS	280	100	280	6,350
UEP	392	70	274	6,214
UOP	504	25	126	2,858
TOTALS	2,352		1,856	42,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,856	108.0000	75.60	140,314	1980	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1456 HX Base Yr



54293 HELLER 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		42,094
TOTAL MARKET OB/XF VALUE		13,202
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		100,296
SOH/AGL Deduction		54,596
ASSESSED VALUE		45,700
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		15,700
TOTAL JUST VALUE		100,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98	CHNGE SRVC	0	05/01/1998
3231	N/A	1,300	03/06/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0478/0624	1/01/1986	WD	U	V		9,300

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W18 UEP=[YR=1998] W28 BAS=[YR=1998] W20 S14 BAS=[YR=1993] S14 E30 UOP=[YR=2016] S14 E36 N14 W36$ E36 N14 W66$ E20 N14$ S14 E28 N14$ S14 E18 N14$.

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	0510	GARAGE WD-	0	100	41	40	1,640.00	SF	35.00	35.00	100	1995	1995	3	23	13,202	

LAND DESCRIPTION

TOTAL OB/XF 13,202

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS