

BLOCK 7 LOT 8
1996 OAK DW/MH
SHEFFIELD VILLAGE PB 5/28 & 29

HOBLIT MARK & JULIE
54112 HELLER RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0007-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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

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	1,713	100	1,713	74,788
SFB	360	80	288	12,574
USP	180	50	90	3,930

TOTALS	2,253	2,091	91,291
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	22	3		66.00	SF 6.50
2	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00
3	0350	CARPORT WD	0	0	18	18		324.00	SF 13.00
4	0940	SHEDS/PORT	0	0	16	8		128.00	SF 21.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,091	138.6000	103.95	217,359	1995	1998	0	0	58.00	42.00	
1 M/H 94+ - 0% - 0 Heated Area: 2001 HX Base Yr												

TOTAL OB/XF												
BLD DATE		LGL DATE										
XF DATE		LAND DATE										
INC DATE		AG DATE										
54086 HELLER RD, CALLAHAN												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	91,291		
TOTAL MARKET OB/XF VALUE	4,385		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	140,676		
SOH/AGL Deduction	11,926		
ASSESSED VALUE	128,750		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	128,750		
TOTAL JUST VALUE	140,676		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	152,504		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951046	MH MOVE-ON	0	09/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2402/1768	10/23/2020	QC	U	I	11	100	
GRANTOR: HOBLIT FELICIA A ET A							
GRANTEE: HOBLIT MARK & JULIE							
2069/0587	9/01/2016	QC	U	I	11	100	
GRANTOR: HOBLIT MARK STEVEN &							
GRANTEE: HOBLIT FELICIA ANNE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995;ORIG=0,0] W34 W30 S27 E35 N1 E15 S1 E14 N27 \$									
SFB=[YR=2022;ORIG=-34,0] N12 W30 S12 E30 \$									
USP=[YR=2009;ORIG=-29,27] S11 E15 N12 W15 S1 \$									