



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	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	1,296	100	1,296	64,875
UOP	150	25	38	1,902
TOTALS	1,446		1,334	66,777

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	355.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	18	20	360.00	SF	6.50	6.50	
4	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	
5	1242	WD DECK A	0	100	0	0	180.00	SF	10.00	10.00	
6	0812	CONCRETE C	0	100	0	0	3,600.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,334	123.6000	92.70	123,662	1994	2004	0	0	0 46.00	54.00
1 M/H 94+ - 100% - 0											
Heated Area: 1296											
HX Base Yr											
BAS 1994											
UOP 1994											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
54065 SHERWOOD RD, CALLAHAN			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		66,777	
TOTAL MARKET OB/XF VALUE		21,221	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		132,998	
SOH/AGL Deduction		67,530	
ASSESSED VALUE		65,468	
TOTAL EXEMPTION VALUE		HX HB 40,468	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		132,998	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,220	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21386	NEW CONSTR	0	11/01/2008
9111	MH MOVE-ON	8,000	11/19/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0688/0062	9/09/1993	WD	Q	V	
GRANTOR: RYALS BOBBY & VIVIAN					SALE PRICE 13,000
GRANTEE: LEWIS JOHN & SHEENA					
0669/1488	11/05/1992	WD	Q	V	
GRANTOR: HARVELL ROSCOE & S T					15,000
GRANTEE: RYALS BOBBY & VIVIA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W48 S27 E21 UOP=[YR=1994] S10 E15 N10 W15\$ E27 N27\$.											