BLOCK 9 LOT 16
SHEFFIELD VILLAGE PB 5/28 & 29

COLLINS DAVID & CANDACE N
54175 JEANNIE ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0009-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	05	Quality Level 05

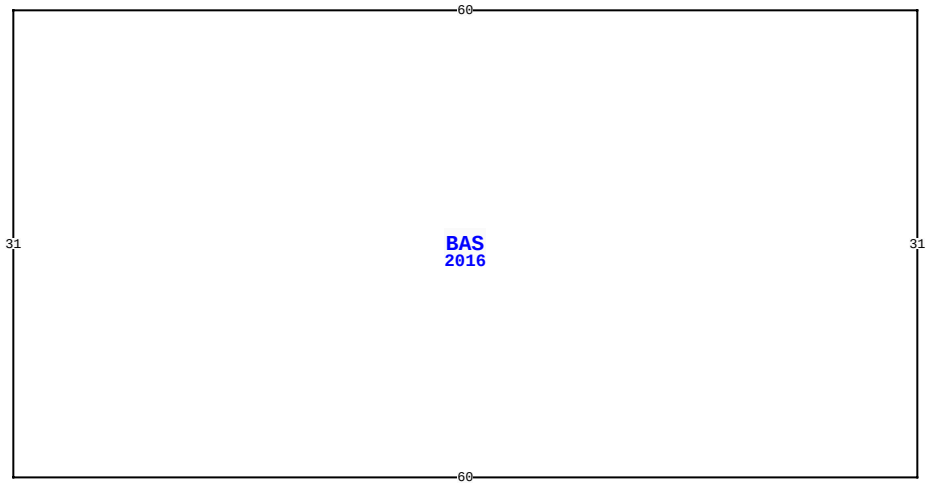
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	195,504
TOTALS	1,860		1,860	195,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	144.4800	108.36	201,550	2016	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2023 Heated Area: 1860 HX Base Yr 2023



54175 JEANNIE 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		195,504
TOTAL MARKET OB/XF VALUE		1,498
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		242,002
SOH/AGL Deduction		4,028
ASSESSED VALUE		237,974
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,974
TOTAL JUST VALUE		242,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165723	CO ISSUED	0	05/02/2016
MH165723	MH MOVE-ON	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/1517	5/20/2021	WD	Q	I	01	206,000
GRANTOR: DRIGGERS TED & SANDRA						
GRANTEE: COLLINS DAVID & CAN						
2035/1833	3/22/2016	WD	U	I	37	25,000
GRANTOR: ENLOW CAROL SELLERS						
GRANTEE: DRIGGERS TED & SAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S31 E60 N31$.

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	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2005	2005	3	24	1,498	

LAND DESCRIPTION

TOTAL OB/XF 1,498

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 01/14/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS