BLOCK 2 PT OF LOT 1
2005 CAVL DW/MH
2006 HMMT DWMH

SHEFFIELD THOMAS & CARINA
43055 PILGRIMS WAY
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0011

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

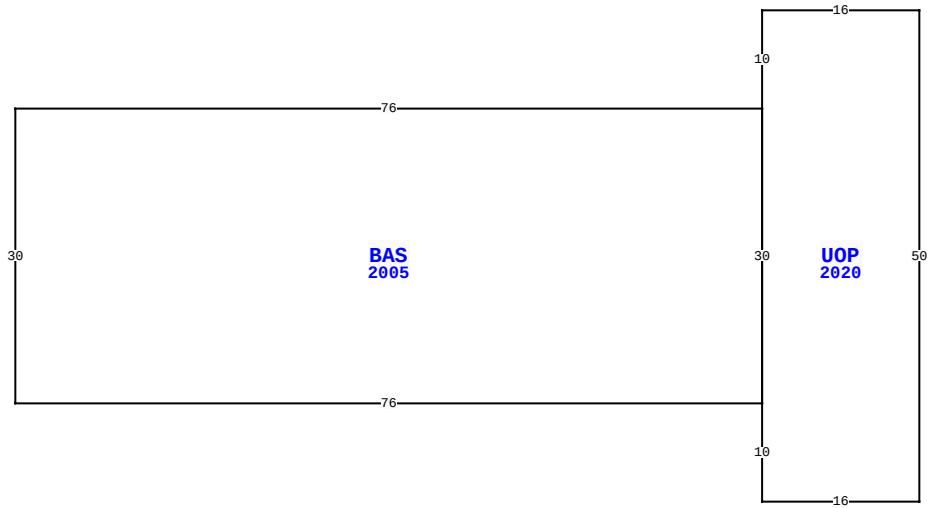
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2005	2,280	146,685
UOP	800	25	2020	200	12,867
TOTALS	3,080			2,480	159,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,480	140.1600	119.14	295,467	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



43035 PILGRIMS WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		305,163
TOTAL MARKET OB/XF VALUE		29,118
TOTAL LAND VALUE - MARKET		111,900
TOTAL MARKET VALUE		446,181
SOH/AGL Deduction		228,189
ASSESSED VALUE		217,992
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,270
TOTAL JUST VALUE		446,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11059	REPAIR/RRF	1,000	02/01/2008
B21129	POLE BARN	8,160	02/01/2008
E15743	ELEC OTHER	0	09/01/2005
E15784	ELEC OTHER	0	09/01/2005
MH4669	MH MOVE-ON	0	09/01/2005
M10315	ELEC OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2243/0285	12/11/2018	WD	U	I	37	129,000
GRANTOR: RAULERSON MARIANNE						
GRANTEE: SHEFFIELD THOMAS &						
1919/0734	5/27/2014	FJ	U	I	11	0
GRANTOR: MATTOX CARLTON EDWARD						
GRANTEE: RAULERSON MARIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W76 S30 E76 N30 $
UOP=[YR=2020;ORIG=0,-10] E16 S50 W16 N10 N30 N10 $
.

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	0811	CONCRETE B	0	100	28	23	644.00	SF	5.20	5.20	100	2000	2000	3	77	2,579	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
4	0681	POLE SHED	0	100	0	0	1,513.00	SF	15.00	15.00	100	2008	2008	3	48	10,894	
5	0940	SHEDS/PORT	0	100	35	10	350.00	SF	30.00	30.00	100	2024	2021		90	9,450	

LAND DESCRIPTION

TOTAL OB/XF 29,118

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	000100	C	RES	100	0006	OR	0.00	0.00	3.73	AC		1.00	1.00	1.00	30,000.00	30,000.00	111,900							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 3.73 Total Land Value: 111,900 Market: 0 Agricultural: 0 Common: 111,900 PRINTED 07/30/2025 BY SYS

BLOCK 2 PT OF LOT 1
2005 CAVL DW/MH
2006 HMMT DWMH

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	30	VINYL 100
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

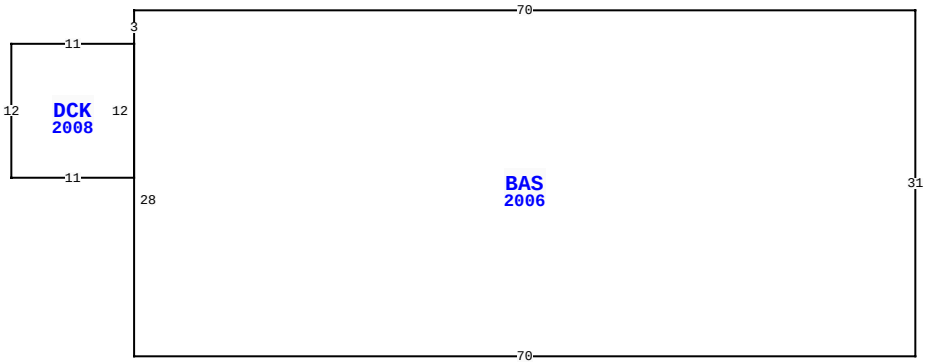
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	2006	2,170	144,281
DCK	132	15	2008	20	1,330
TOTALS	2,302			2,190	145,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,190	139.6800	118.73	260,019	2006	2006	0	0	0	44.00	56.00

2 M/H 94+ – 0% - 2020 Heated Area: 2170 HX Base Yr 2020



43035 PILGRIMS WAY, CALLAHAN

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BASE TAXABLE VALUE		167,270
TOTAL JUST VALUE		446,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10316	ELEC OTHER	0	09/01/2005
P10044	OTHER	0	09/01/2005
P10045	ELEC OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2243/0285	12/11/2018	WD	U	I	37	129,000
GRANTOR: RAULERSON MARIANNE						
GRANTEE: SHEFFIELD THOMAS &						
1919/0734	5/27/2014	FJ	U	I	11	0
GRANTOR: MATTOX CARLTON EDWARD						
GRANTEE: RAULERSON MARIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W70 S3 DCK=[YR=2008] W11 S12 E11 N12$ S28 E70 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/27/2024 BY WWA Total Acres: 3.73 Total Land Value: 111,900 Market: 0 Agricultural: 0 Common: 111,900 PRINTED 07/30/2025 BY SYS