TRACT 40
IN OR 1109/1218
NASSAU VILLAGE WEST PB 5/23

JARMAN SANDRA B EST
54031 SHEFFIELD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

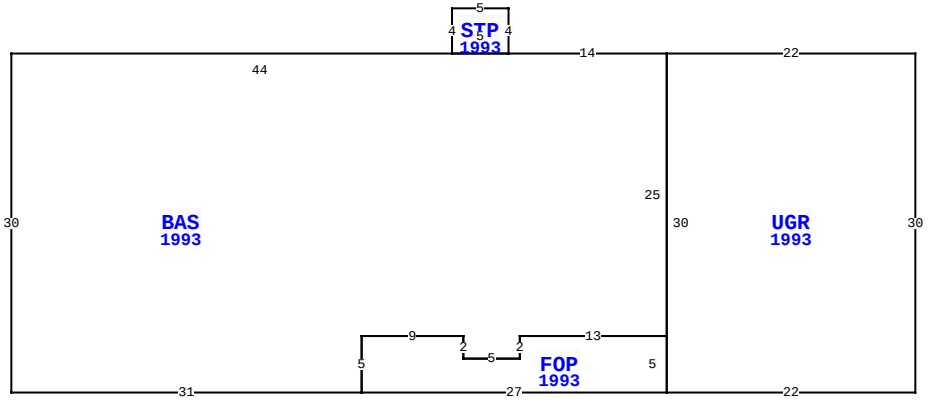
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,615	100	1993	1,615	119,466
FOP	125	30	1993	38	2,811
STP	20	10	1993	2	148
UGR	660	45	1993	297	21,970
TOTALS	2,420			1,952	144,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,952	106.8200	106.82	208,513	1979	1979	0	0	0	30.75	69.25

1 SINGLE FAM – 0% - 2025 Heated Area: 1615 HX Base Yr



54031 SHEFFIELD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	144,395
TOTAL MARKET OB/XF VALUE	5,870
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	200,265
SOH/AGL Deduction	0
ASSESSED VALUE	200,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,265
TOTAL JUST VALUE	200,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23164	XFOB	6,059	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/1218	1/27/2003	QC	U	I	07	100
GRANTOR: JARMAN DAVIS R & SAND						
GRANTEE: JARMAN SANDRA B						
1097/1353	12/02/2002	QC	Q	I	01	100
GRANTOR: JARMAN DAVIS R & SAND						
GRANTEE: JARMAN SANDRA B						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W22 BAS=[YR=1993] W14 STP=[YR=1993] N4 W5 S4 E5$ W44 S30 E31 FOP=[YR=1993] E27 N5 W13 S2 W5 N2 W9 S5$ N5 E9 S2 E5 N2 E13 N25$ S30 E22 N30$.

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	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	2010	2010	3	40	1,920	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0811	CONCRETE B	0	0	0	0	986.00	SF	5.20	5.20	100	1986	1986	3	47	2,410	

LAND DESCRIPTION

TOTAL OB/XF 5,870

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	0		RM	187.00	263.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/22/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS