TRACT 45
IN OR 2052/218
R378112 & R378113

GARCIA JOSE MARIO
5120 WEST BEAVER ST
JACKSONVILLE, FL 32254

2025

37-1N-25-299F-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

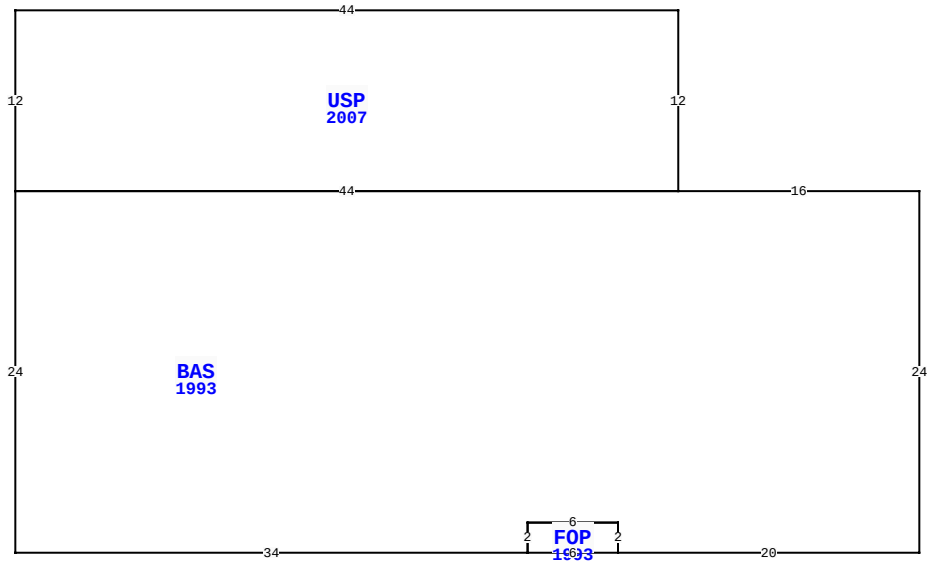
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1993	1,428	40,989
FOP	12	30	1993	4	115
USP	528	50	2007	264	7,578
TOTALS	1,968			1,696	48,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,696	119.6000	95.68	162,273	1973	1978	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1428 HX Base Yr



54195 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	48,682
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	100,922
SOH/AGL Deduction	30,436
ASSESSED VALUE	70,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,486
TOTAL JUST VALUE	100,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/0218	5/31/2016	WD	U	I	37	27,000
GRANTOR: PRICE TERESA & APRIL						
GRANTEE: GARCIA JOSE MARIO						
1906/1749	2/28/2014	SW	U	I	12	29,000
GRANTOR: SPRNGLEAF HOME EQUITY						
GRANTEE: LOVE APRIL & TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=2007] N12 W44 S12 E44$ W44 S24 E34
FOP=[YR=1993] E6N2 W6 S2$ N2 E6 S2 E20 N24$.

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	0510	GARAGE WD-	0	0	16	20	320.00	SF	35.00	35.00	100	1980	1980	3	20	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	0006	RM	152.00	274.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS