TRACT 47 IN OR 1630/646
2010 KING DW/MH
NASSAU VILLAGE WEST PB 5/23

PHILLIPS WILEY & LUCRETIA N/PHILLIPS SHARON T
54245 SHEFFIELD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

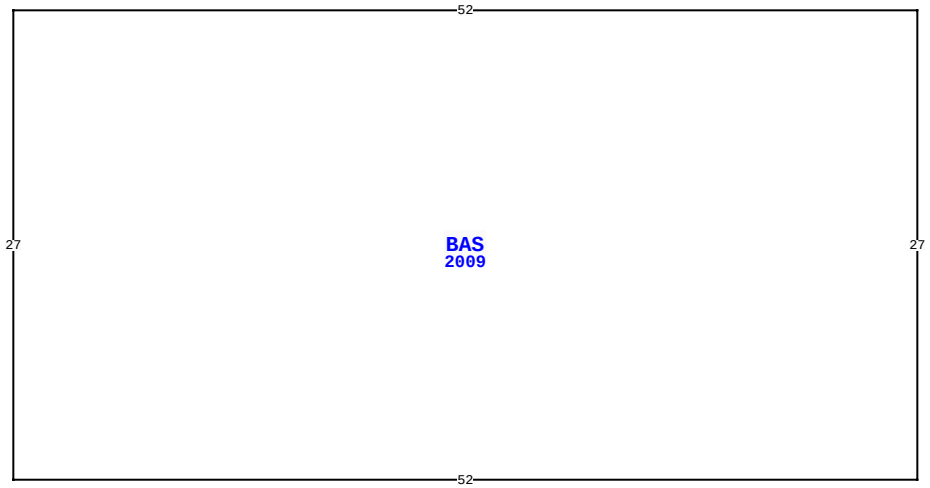
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2009	1,404	86,717
TOTALS	1,404			1,404	86,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.2000	99.62	139,866	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2010 Heated Area: 1404 HX Base Yr 2010



54245 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		86,717
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		137,977
SOH/AGL Deduction		56,822
ASSESSED VALUE		81,155
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,433
TOTAL JUST VALUE		137,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5200	CO ISSUED	0	07/31/2009
E21930	ELEC OTHER	0	07/01/2009
MH5200	MH MOVE-ON	0	07/01/2009
M14679	MECH OTHER	0	07/01/2009
P13835	OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1630/0646	6/26/2009	WD	U	V	11	100
GRANTOR: PHILLIPS WILEY & LUCR						
GRANTEE: PHILLIPS WILEY & LU						
1626/2000	6/26/2009	WD	U	V	30	100
GRANTOR: PHILLIPS WILEY & LUCR						
GRANTEE: PHILLIPS WILEY & LU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W52 S27 E52 N27$.

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	100	10	12	120.00	SF	30.00	30.00	100	2009	2009	3	35	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	RM	171.00	255.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS