TRACT 48
IN OR 1509/658
NASSAU VILLAGE WEST PB 5/23

THOMAS TODD B
54327 SHEFFIELD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

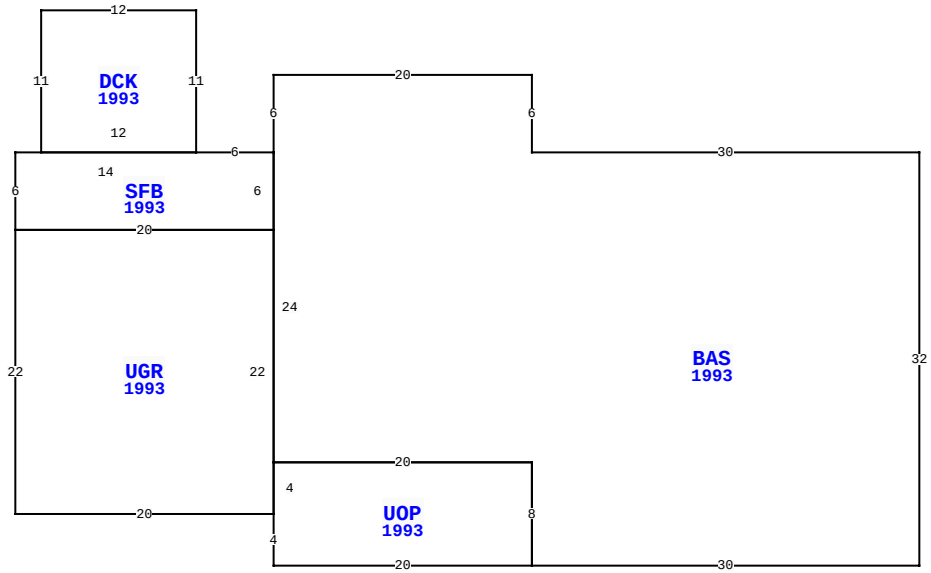
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	139,053
DCK	132	10	1993	13	1,159
SFB	120	80	1993	96	8,558
UGR	440	45	1993	198	17,649
UOP	160	20	1993	32	2,853
TOTALS	2,412			1,899	169,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	109.3680	109.37	207,694	1987	1987	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2004 Heated Area: 1656 HX Base Yr 2004



54327 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		169,271
TOTAL MARKET OB/XF VALUE		4,718
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		223,989
SOH/AGL Deduction		99,621
ASSESSED VALUE		124,368
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,646
TOTAL JUST VALUE		223,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3201	NEW CONSTR	32,906	02/19/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1814/1761	8/21/2012	QC	U	I	11	100
GRANTOR: THOMAS DEBORAH						
GRANTEE: THOMAS TODD						
1509/0658	7/02/2007	QC	Q	I	01	100
GRANTOR: THOMAS TODD B & DEBOR						
GRANTEE: THOMAS TODD B						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	2,253.00	SF	4.00	4.00	100	1987	1987	3	49.5	4,461	
2	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	1987	1987	3	49.5	257	

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N6 W20 S6 SFB=[YR=1993] W6 DCK=[YR=1993] N11 W12 S11 E12 $ W14 S6 UGR=[YR=1993] S22 E20 UOP=[YR=1993] S4 E20 N8 W20 S4 $ N22 W20 $ E20 N6 $ S24 E20 S8 E30 N32$.

LAND DESCRIPTION

TOTAL OB/XF 4,718

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	161.00	289.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS