TRACT 50 IN OR 453 PG 74
2007/NOBI/DW/MH
NASSAU VILLAGE WEST PB 5/23

HORTON DEBRA M
54330 SHEFFIELD RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0050-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

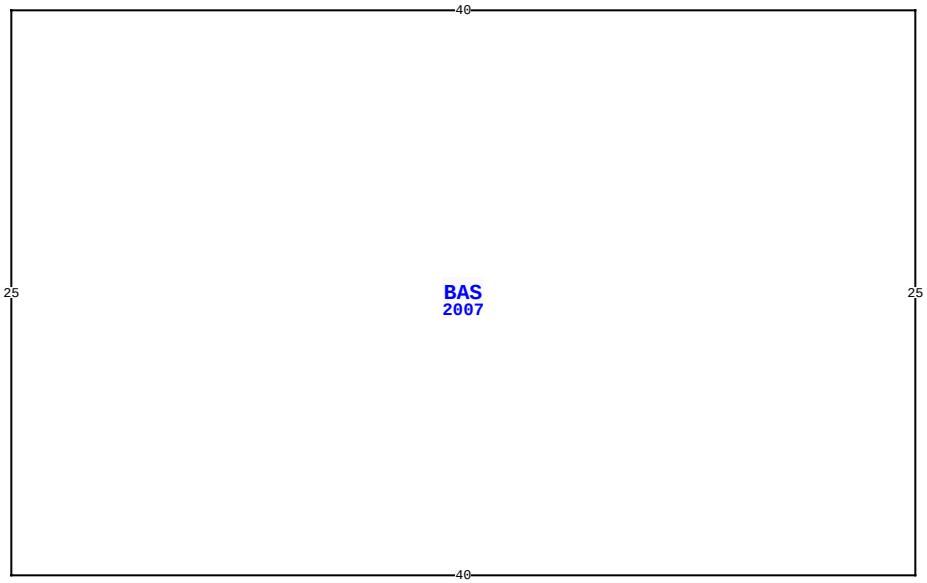
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2007	1,000	57,089
TOTALS	1,000			1,000	57,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,000	115.8000	98.43	98,430	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 0 Heated Area: 1000 HX Base Yr 1986



54330 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		57,089
TOTAL MARKET OB/XF VALUE		1,548
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		108,637
SOH/AGL Deduction		47,149
ASSESSED VALUE		61,488
TOTAL EXEMPTION VALUE	HX HB	36,488
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4975	CO ISSUED	0	08/01/2007
MH4975	MH MOVE-ON	0	08/01/2007
E19745	ELEC OTHER	0	08/01/2007
P12606	OTHER	0	08/01/2007
M13129	MECH OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0453/0074	5/01/1985	WD	Q	V		10,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S25 E40 N25$.

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	0753	UEP	0	100	10	8	80.00	SF	22.00	22.00	100	2007	2007	3	44	774	
2	0753	UEP	0	100	10	8	80.00	SF	22.00	22.00	100	2007	2007	3	44	774	

LAND DESCRIPTION

TOTAL OB/XF 1,548

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	150.00	290.00	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