TRACT 51
R360171 & R360172
IN OR 435 PG 422

SMITH PAMELA A
54302 SHEFFIELD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0051-0000

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 90
Interior Floo	12	HARDWOOD 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

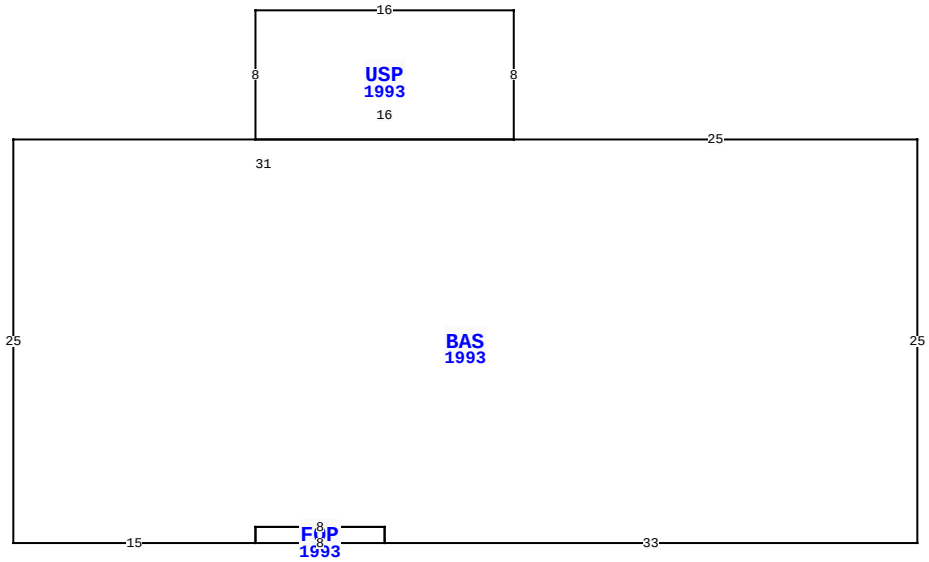
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1993	1,392	39,288
FOP	8	30	1993	2	56
USP	128	50	1993	64	1,806
TOTALS	1,528			1,458	41,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,458	117.6000	94.08	137,169	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1392 HX Base Yr 1985



54302 SHEFFIELD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		41,151
TOTAL MARKET OB/XF VALUE		3,553
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		94,704
SOH/AGL Deduction		52,154
ASSESSED VALUE		42,550
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		12,550
TOTAL JUST VALUE		94,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633176	ADDITION	10,044	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0435/0422	10/01/1984	WD	Q	I		15,000
GRANTOR:						
GRANTEE:						
0314/0207	5/01/1980	WD	U	V		3,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=1993] N8 W16 S8 E16$ W31 S25 E15
FOP=[YR=1993] E8 N1 W8 S1$ N1 E8 S1 E33 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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	1974	1974	3	20	643	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
3	0681	POLE SHED	0	100	7	20	140.00	SF	15.00	15.00	100	1990	1990	3	20	420	
4	1242	WD DECK A	0	100	8	20	160.00	SF	10.00	10.00	100	1984	1984	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 3,553

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