

TRACT 52
IN OR 1969/591
NASSAU VILLAGE WEST PB 5/23

BRYANT SCOTT W & CHRISTINE
54264 SHEFFIELD RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0052-0000



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 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

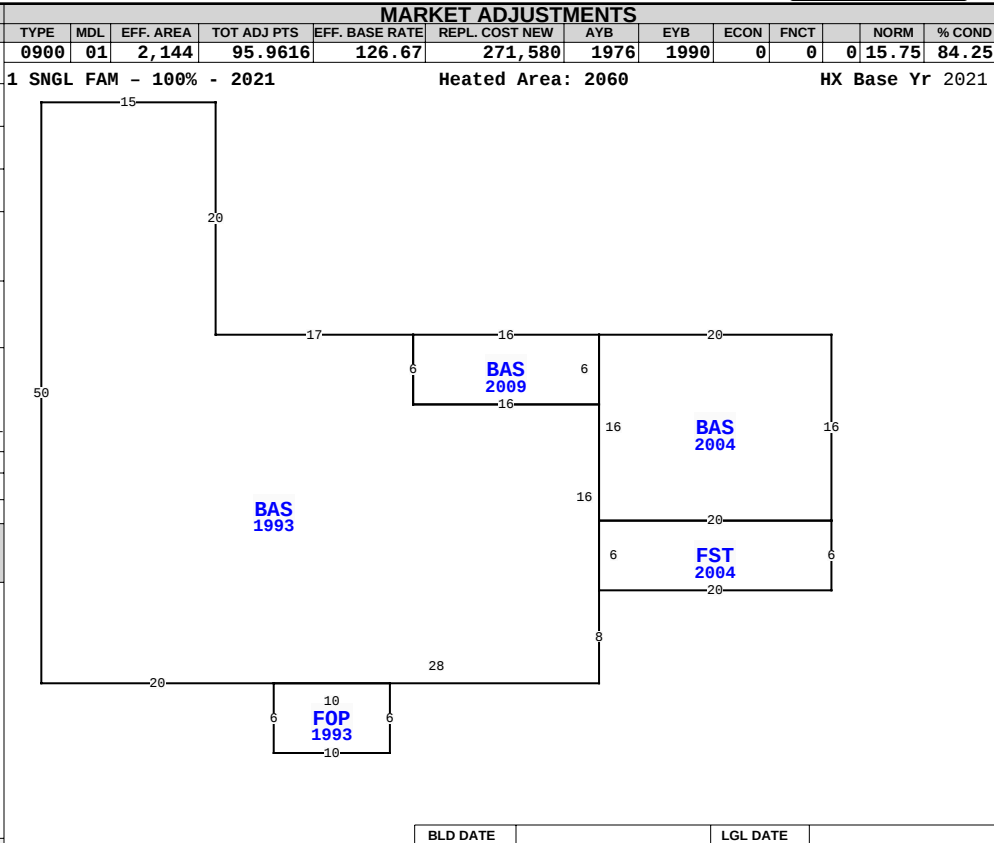
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

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	1,644	100	1993	1,644	175,446
BAS	320	100	2004	320	34,150
BAS	96	100	2009	96	10,245
FOP	60	30	1993	18	1,921
FST	120	55	2004	66	7,043
TOTALS	2,240			2,144	228,806

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	40	40	1,600.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	26	16	416.00	SF	85.00	85.00	
3	0812	CONCRETE C	0	100	10	180	1,800.00	SF	2.80	2.80	
4	0845	KOOL DECK	0	100	0	0	612.00	SF	7.25	7.25	
5	0820	WOOD WALK	0	100	0	0	320.00	SF	11.75	11.75	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RM	150.00	290.00	1.00	LT	



54264 SHEFFIELD RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		228,806	
TOTAL MARKET OB/XF VALUE		17,302	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		296,108	
SOH/AGL Deduction		87,951	
ASSESSED VALUE		208,157	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		157,435	
TOTAL JUST VALUE		296,108	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000226	GARAGE	11,302	01/09/2020
7774	ADDITION	16,400	01/16/1992
3251	H/AC	1,100	01/03/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0591	3/20/2015	WD	Q	I	01	160,000
GRANTOR: HURST RONNIE H & HEAT						
GRANTEE: BRYANT SCOTT W & CH						
1792/0346	3/29/2012	WD	U	I	38	52,600
GRANTOR: KOLB MARK & KIMBERLY						
GRANTEE: HURST RONNIE H						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W20 BAS=[YR=2009] W16 BAS=[YR=1993] W17 N20 W15 S50 E20 FOP=[YR=1993] S6 E10 N6 W10 \$ E28 N8 FST=[YR=2004] E20 N6 W20 S6 \$ N16 W16 N6 \$ S6 E16 N6 \$ S16 E20 N16 \$.											