

TRACT 53
IN OR 935/187
NASSAU VILLAGE WEST PB 5/23

KARST JOHN S & MICHELLE A
54242 SHEFFIELD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
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	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,224	100
DCK	64	10
PTO	126	5
UOP	288	20
USP	264	30
USP	529	30
TOTALS	3,495	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,532	109.8240	109.82	278,064	1973	1995	0	0	14.25	85.75
1 SINGLE FAM - 100% - 2002											
Heated Area: 2224											
HX Base Yr 2002											
TOTALS	3,495		2,532	238,440							

NASSAU COUNTY PROPERTY				PAGE 1 of 2	
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		256,882			
TOTAL MARKET OB/XF VALUE		2,184			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		309,066			
SOH/AGL Deduction		145,551			
ASSESSED VALUE		163,515			
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		112,793			
TOTAL JUST VALUE		309,066			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		292,689			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	27	11	297.00	SF	15.00	15.00	100	1988
2	0810	CONCRETE A	0 100	52	4	208.00	SF	6.50	6.50	100	1995
3	0855	CONC PAVER	0 100	5	6	30.00	SF	10.00	10.00	100	2003
4	0479	VF PICKET	0 100	5	6	22.00	LF	10.00	10.00	100	2003
TOTAL OB/XF 2,184											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RM	150.00	290.00	1.00	LT	
REVIEW DATE 10/19/2020 BY KB											

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