TRACT 54
NASSAU VILLAGE WEST PB 5/23

ALLEN DONALD G/BELL CHERYL DONNETTE
54442 SHEFFIELD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
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	04	Quality Level 04

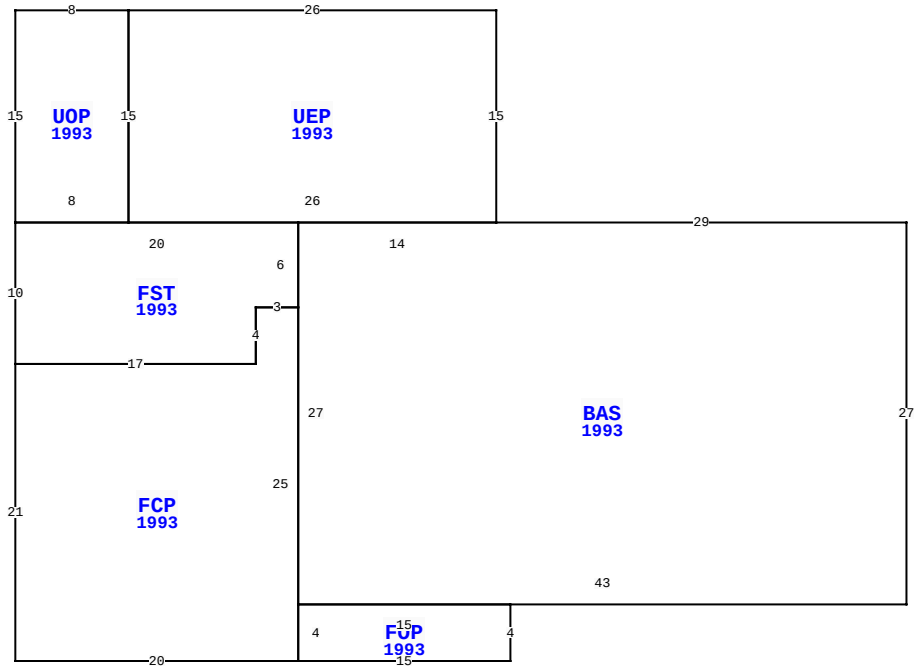
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100	1993	1,161	109,821
FCP	432	25	1993	108	10,216
FOP	60	30	1993	18	1,703
FST	188	55	1993	103	9,743
UEP	390	60	1993	234	22,135
UOP	120	20	1993	24	2,270
TOTALS	2,351			1,648	155,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	137.0880	137.09	225,924	1977	1982	0	0	0	31.00	69.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1161 HX Base Yr



54220 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	155,888
TOTAL MARKET OB/XF VALUE	8,033
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	213,921
SOH/AGL Deduction	0
ASSESSED VALUE	213,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,921
TOTAL JUST VALUE	213,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973912	REMODEL	5,000	05/01/1997
7221	GARAGE	12,240	05/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2584/1570	8/15/2022	FJ	U	I	11	0
GRANTOR: ALLEN GLENDA J EST						
GRANTEE: ALLEN DONALD G & CH						
0266/0090	5/01/1978	WD	U	V		3,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 UEP=[YR=1993] N15 W26 UOP=[YR=1993] W8 S15 FST=[YR=1993] S10 FCP=[YR=1993] S21 E20 FOP=[YR=1993] E15 N4 W15 S4$ N25 W3 S4 W17$ E17 N4 E3 N6 W20$ E8 N15$ S15 E26$ W14 S27 E43 N27$.

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	0811	CONCRETE B	0	0	0	0	702.00	SF	5.20	5.20	100	1980	1980	3	30	1,095	
2	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	1991	1991	3	20	5,040	
3	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	1998	1998	3	73	1,898	

LAND DESCRIPTION

TOTAL OB/XF 8,033

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	0		RM	150.00	290.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/22/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS