TRACT 56
IN OR 614 PG 540
NASSAU VILLAGE WEST PB 5/23

BALLANTINE VERNON E
54166 SHEFFIELD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0056-0000

BUILDING CHARACTERISTICS

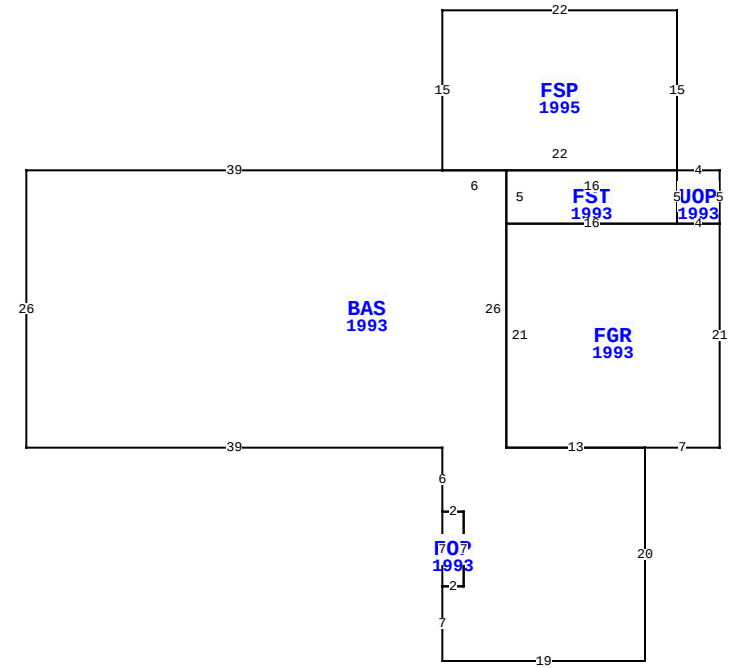
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,536	100	1993	1,536	125,845
FGR	420	55	1993	231	18,926
FOP	14	30	1993	4	328
FSP	330	40	1995	132	10,815
FST	80	55	1993	44	3,605
UOP	20	20	1993	4	328
TOTALS	2,400			1,951	159,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	108.5595	108.56	211,801	1981	1986	0	0	0	24.53	75.47

1 SINGLE FAM – 100% - 0 Heated Area: 1536 HX Base Yr 1982



54166 SHEFFIELD RD, CALLAHAN

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0810	CONCRETE A	0	100	19	16	304.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,176	
3	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1995	1995	3	68	16,973	
4	0812	CONCRETE C	0	100	0	0	1,509.00	SF	4.00	4.00	100	1995	1995	3	68	4,104	
5	1076	TRELLIS A	0	100	16	8	128.00	SF	7.50	7.50	100	2000	2000	3	23	221	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,846
TOTAL MARKET OB/XF VALUE		24,854
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		234,700
SOH/AGL Deduction		107,596
ASSESSED VALUE		127,104
TOTAL EXEMPTION VALUE	HX HB SL	127,104
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		234,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005184	REPAIR/RRF	12,916	04/26/2021
B952085	XFOB	5,500	07/01/1995
B952085	GARAGE	10,608	07/01/1995
6928	ADDITION	15,218	01/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0614/0540	12/13/1990	WD	U	I	07	100
GRANTOR: HARVELL ELLIS & IDA						
GRANTEE: BALLANTINE VERNON &						
0340/0329	7/01/1981	WD	Q	I		43,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W4 FSP=[YR=1995] N15 W22 S15 BAS=[YR=1993] W39 S26 E39 S6 FOP=[YR=1993] S7 E2 N7 W2$ E2 S7 W2 S7 E19 N20 FGR=[YR=1993] E7 N21 W4 FST=[YR=1993] N5 W16 S5 E16$ W16 S21 E13$ W13 N26 W6$ E22$ S5 E4 N5 $.

LAND DESCRIPTION

TOTAL OB/XF 24,854

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

REVIEW DATE 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS