TRACTS 57 & N'LY 15 FT OF 58
IN OR 1792/1035
NASSAU VILLAGE WEST PB 5/23

SELLERS JOSEPH B & STACEY AMANDA
54134 SHEFFIELD RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

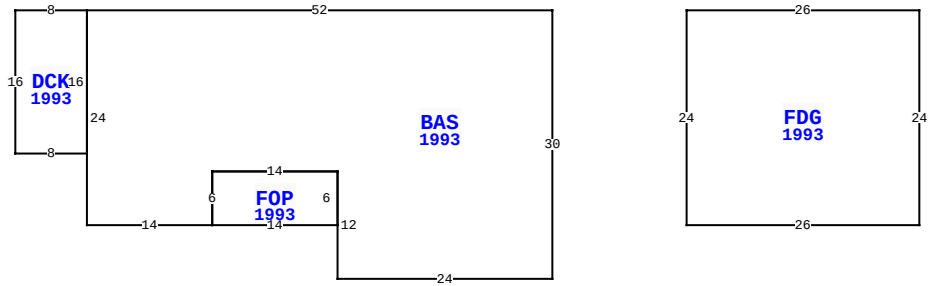
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1993	1,308	117,892
DCK	128	10	1993	13	1,172
FDG	624	60	1993	374	33,709
FOP	84	30	1993	25	2,254
TOTALS	2,144			1,720	155,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,720	107.6250	107.62	185,106	1983	1988	0	0	0	16.25	83.75

1 SINGLE FAM – 0% - 0 Heated Area: 1308 HX Base Yr



54134 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	155,026
TOTAL MARKET OB/XF VALUE	2,413
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	207,439
SOH/AGL Deduction	57,279
ASSESSED VALUE	150,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,160
TOTAL JUST VALUE	207,439
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013067	REPAIR/RRF	0	03/01/2001
4516	H/AC	2,400	02/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1792/1035	5/03/2012	WD	U	I	11	67,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SELLERS JOSEPH BRAN						
1785/0982	3/15/2012	QC	U	I	11	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 DCK=[YR=1993] W8 S16 E8 N16 $ S24 E14
FOP=[YR=1993] E14 N6 W14 S6 $ N6 E14 S12 E24 N30 $ PTR= E15
FDG=[YR=1993] E26 S24 W26 N24 $ W15 $.

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	0681	POLE SHED	0	0	10	18	180.00	SF	15.00	15.00	100	1988	1988	3	20	540	
2	0811	CONCRETE B	0	0	0	0	948.00	SF	5.20	5.20	100	1983	1983	3	38	1,873	

LAND DESCRIPTION

TOTAL OB/XF 2,413

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	165.00	291.00	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