TRACT 77
1973 BARRI DW/MH
IN OR 2013/1065

THOMAS TODD BAILEY
54327 SHEFFIELD RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0077-0000

NASSAU COUNTY PROPERTY

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 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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
Quality	02	Quality Level 02

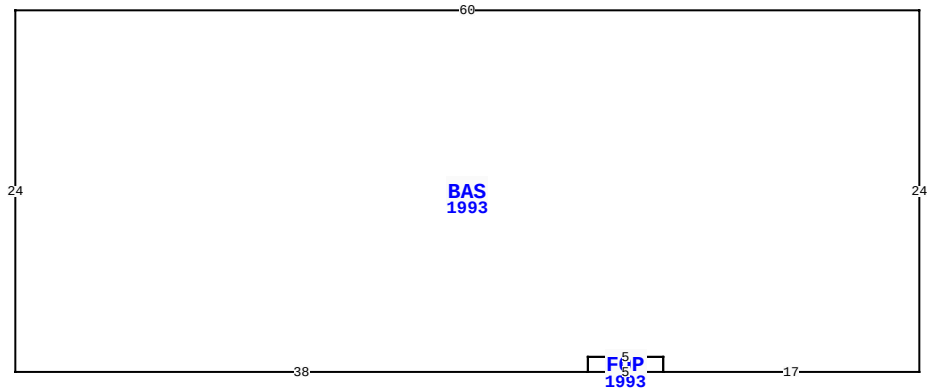
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,435	100	1993	1,435	26,760
FOP	5	30	1993	2	37
TOTALS	1,440			1,437	26,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,437	77.7000	62.16	89,324	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1435 HX Base Yr



54100 HOWARD 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	26,797
TOTAL MARKET OB/XF VALUE	4,928
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	81,725
SOH/AGL Deduction	25,049
ASSESSED VALUE	56,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,676
TOTAL JUST VALUE	81,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2013/1065	11/09/2015	WD	U	I	37	30,000
GRANTOR: WOOD MARIE A						
GRANTEE: THOMAS TODD BAILEY						
0363/0045	6/01/1982	WD	U	V		3,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E38 FOP=[YR=1993] E5 N1 W5 S1$ N1 E5 S1 E17 N24$.

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	0752	USP	0	0	8	28	224.00	SF	15.00	15.00	100	1980	1980	3	20	672	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.6	1,106	
3	0510	GARAGE WD-	0	0	30	20	600.00	SF	26.25	26.25	100	1990	1990	3	20	3,150	

LAND DESCRIPTION

TOTAL OB/XF 4,928

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	213.00	260.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS