TRACT 86
IN OR 647 PG 199
NASSAU VILLAGE WEST PB 5/23

ALLEN DONALD G
54442 SHEFFIELD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0086-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

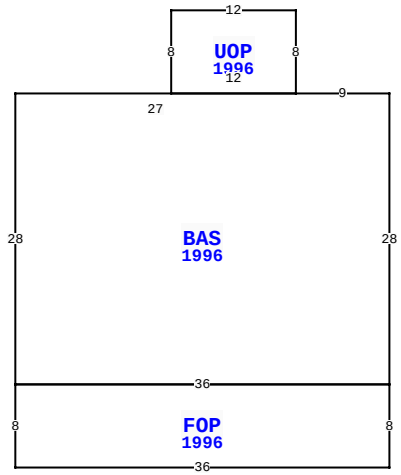
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

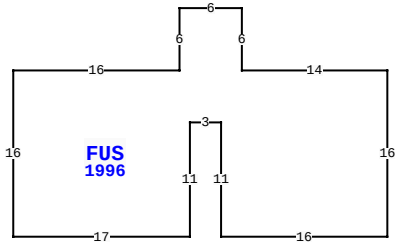
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1996	1,008	93,026
FOP	288	30	1996	86	7,937
FUS	579	100	1996	579	53,434
UOP	96	20	1996	19	1,753
TOTALS	1,971			1,692	156,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,692	107.0000	107.00	181,044	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1997 Heated Area: 1587 HX Base Yr 1997





54442 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		156,150
TOTAL MARKET OB/XF VALUE		5,390
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		211,540
SOH/AGL Deduction		99,500
ASSESSED VALUE		112,040
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,318
TOTAL JUST VALUE		211,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951813	NEW CONSTR	69,753	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0647/0199	1/23/1992	WD	Q	V	01	100
GRANTOR: ALLEN VIRGIL & G J						
GRANTEE: ALLEN DONALD G						
0545/0158	6/08/1988	WD	Q	V		10,000
GRANTOR: DRURY DONALD & IVY P						
GRANTEE: ALLEN VIRGIL & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W9 UOP=[YR=1996] N8 W12 S8 E12$ W27 S28
FOP=[YR=1996] S8 E36 N8 W36$ E36 N28$ PTR=E15 FUS=[YR=1996]
E16 N6 E6 S6 E14 S16 W16 N11 W3 S11 W17 N16$ 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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	5,390	

LAND DESCRIPTION

TOTAL OB/XF 5,390

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	0006	RM	160.00	287.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS