TRACT 102
IN OR 2151/940
R278323 & R278324

CHAVIS WILLIAM D
54566 SHEFFIELD RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
Quality	03	Quality Level 03

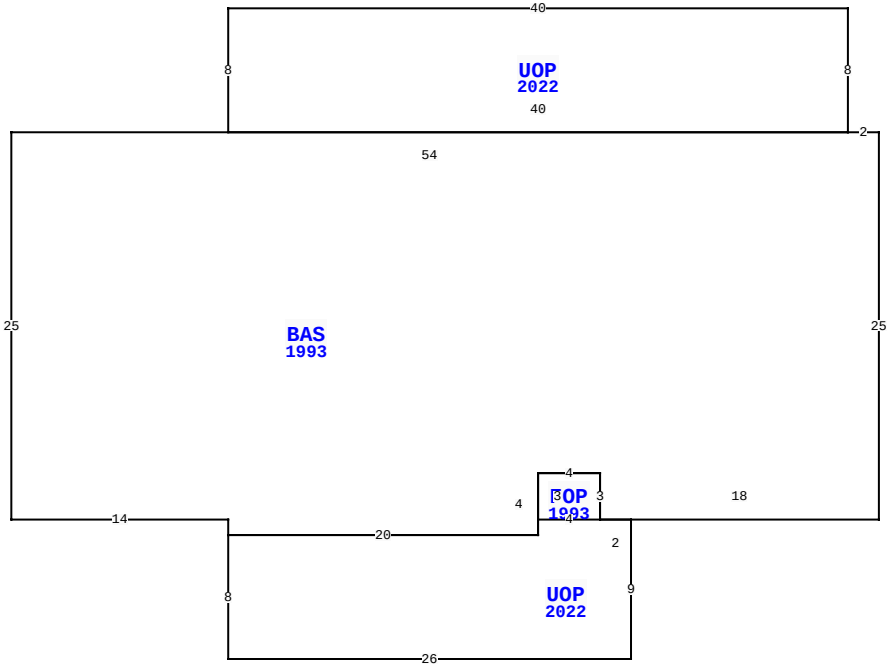
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	43,997
FOP	12	30	1993	4	125
UOP	226	25	2022	56	1,750
UOP	320	25	2022	80	2,500
TOTALS	1,966			1,548	48,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,548	130.2000	104.16	161,240	1988	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1408 HX Base Yr 2023



54566 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		48,372
TOTAL MARKET OB/XF VALUE		10,548
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		108,920
SOH/AGL Deduction		7,559
ASSESSED VALUE		101,361
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,639
TOTAL JUST VALUE		108,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2151/0940	10/11/2017	SW	U	I	18	41,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CHAVIS WILLIAM D						
2113/1089	3/01/2017	WD	U	I	18	100
GRANTOR: PENNYMAC LOAN SERVICE						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=2022] N8 W40 S8 E40$ W54 S25 E14 S1 UOP=[YR=2022] S8 E26 N9 W2 FOP=[YR=1993] W4 N3 E4 S3$ N3 W4 S4 W20$ E20 N4 E4 S3 E18 N25$.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1992	1992	3	20	1,728	
2	0510	GARAGE WD-	0	100	25	18	450.00	SF	35.00	35.00	100	2010	2010	3	56	8,820	

LAND DESCRIPTION

TOTAL OB/XF 10,548

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	185.00	258.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS