TRACT 116
NASSAU VILLAGE WEST PB 5/23

PITTMAN CHRISTOPHER JON/PITTMAN JUANITA B & WALLAC
54726 SHEFFIELD RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0116-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	05	Quality Level 05

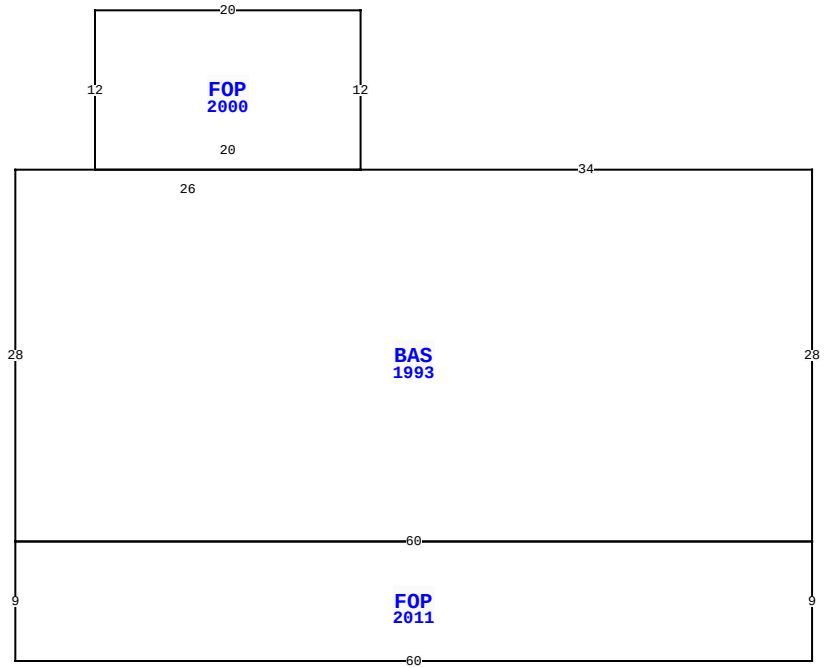
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	133,798
FOP	240	30	2000	72	5,734
FOP	540	30	2011	162	12,902
TOTALS	2,460			1,914	152,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,914	146.4000	117.12	224,168	1985	2012	0	0	0	32.00	68.00

1 M/H 93- – 100% - 2024 Heated Area: 1680 HX Base Yr 2024



54726 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		152,434
TOTAL MARKET OB/XF VALUE		1,865
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		204,299
SOH/AGL Deduction		34,092
ASSESSED VALUE		170,207
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,485
TOTAL JUST VALUE		204,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5678	REMODEL	2,800	04/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/627	11/28/2023	WD	Q	I	01	210,000
GRANTOR: KNOX ETHAN I & HAILEY						
GRANTEE: PITTMAN JUANITA B &						
2512/0504	11/04/2021	WD	Q	I	01	176,100
GRANTOR: ROBERTS JAMES F & JOS						
GRANTEE: KNOX ETHAN ISAAC &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FOP=[YR=2000] N12 W20 S12 E20$ W26 S28
FOP=[YR=2011] S9 E60 N9 W60$ E60 N28$.

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	12	12	144.00	SF	20.10	20.10	100	1985	1985	3	20	579	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1985	1985	3	20	128	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	1988	1988	3	20	1,158	

LAND DESCRIPTION

TOTAL OB/XF 1,865

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	182.00	240.00	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