PT OF TRACT 1 IN OR 1476/1987
REPLAT OF OGILVIE LOT 9 SUB
UNR {CASE #

GANT MARGO E
2000 3RD ST N
JACKSONVILLE BEACH, FL 32250

2025

37-1N-25-299R-0001-0000

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

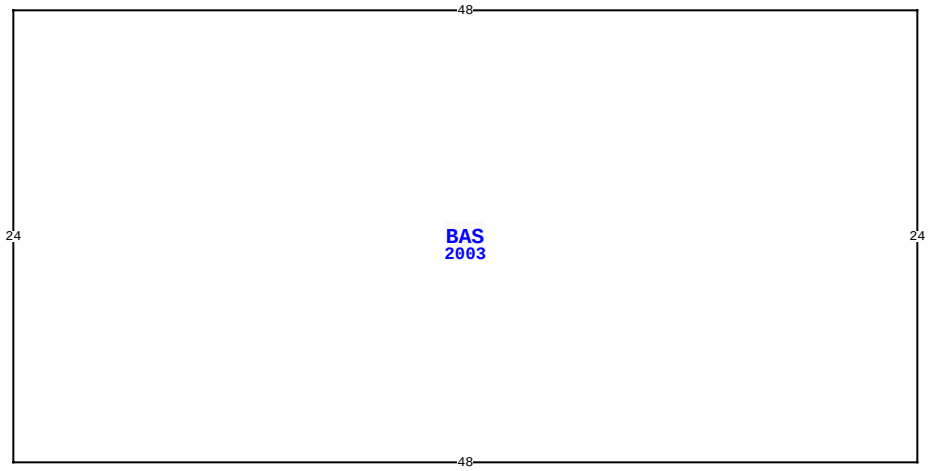
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2003	1,152	47,525
TOTALS	1,152			1,152	47,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	117.2000	93.76	108,012	1989	2000	0	0	0	56.00	44.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



54775 SHEFFIELD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	47,525
TOTAL MARKET OB/XF VALUE	537
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	93,062
SOH/AGL Deduction	23,281
ASSESSED VALUE	69,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,781
TOTAL JUST VALUE	93,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11569	NEW CONSTR	0	08/01/2003
P6613	NEW CONSTR	0	04/01/2003
MH	MH MOVE-ON	0	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1476/1987	2/06/2007	WD	Q	I		100,000
GRANTOR: PHILLIPS JAMES R & CY						
GRANTEE: GANT MARGO E & ROBE						
1126/0731	4/01/2003	WD	U	I	07	100
GRANTOR: CUMMINGS ROBERT B						
GRANTEE: PHILLIPS JAMES R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S24 E48 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	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	2003	2003	3	20	224	
2	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2003	2003	3	20	96	
3	1242	WD DECK A	0	0	12	10	120.00	SF	6.70	6.70	100	2007	2007	3	27	217	

LAND DESCRIPTION

TOTAL OB/XF 537

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	0006	OR	160.00	200.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS