

PT OF LOT 11 (S-3)
IN OR 2761/368
ESMT OR 364/585 & OR 706/546

CARROLL ROBERT B L/E/
54156 SHENANDOAH LN
CALLAHAN, FL 32011

2025

37-1N-25-299R-0011-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

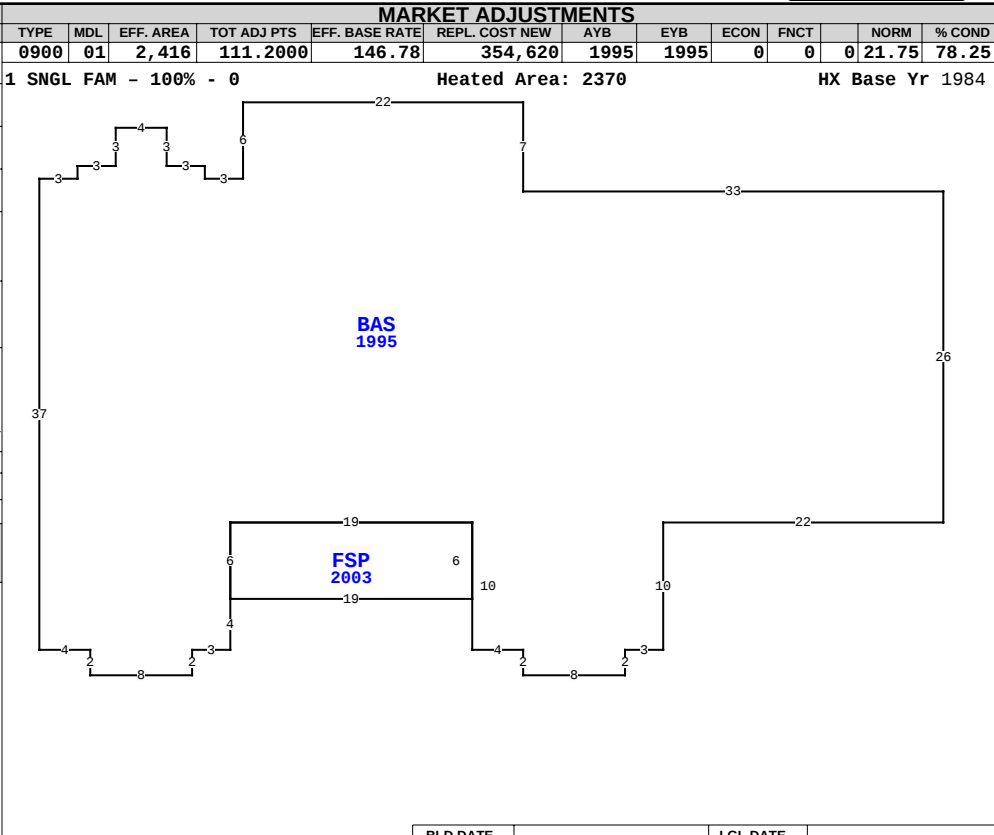
NEIGHBORHOOD/LOC	8026.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100	1995	2,370	272,207
FSP	114	40	2003	46	5,283

TOTALS	2,484			2,416	277,490
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	29	40	1,160.00	SF	40.00		
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00		
3	0811	CONCRETE B	0	100	0	0	870.00	SF	5.20		
4	0681	POLE SHED	0	100	9	20	180.00	SF	15.00		
5	0940	SHEDS/PORT	0	100	6	10	60.00	SF	19.50		
6	0811	CONCRETE B	0	100	80	3	240.00	SF	5.20		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	4.94	AC	



54156 SHENANDOAH LN, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0511	GARAGE CB-	0	100	29	40	1,160.00	SF	40.00		100	1990	1990	3	57	26,448	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00		100	1995	1995	3	76	2,660	
3	0811	CONCRETE B	0	100	0	0	870.00	SF	5.20		100	1990	1990	3	57	2,579	
4	0681	POLE SHED	0	100	9	20	180.00	SF	15.00		100	1991	1991	3	20	540	
5	0940	SHEDS/PORT	0	100	6	10	60.00	SF	19.50		100	1985	1985	3	20	234	
6	0811	CONCRETE B	0	100	80	3	240.00	SF	5.20		100	1995	1995	3	68	849	

TOTAL OB/XF															33,310		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL						
OR	0.00	0.00	4.94	AC		1.00	1.00	1.00	30,000.00	30,000.00	148,200						

NASSAU COUNTY PROPERTY												PAGE 1 of 1			6
VALUATION SUMMARY												STANDARD			
VALUATION BY						Tax Group: 6						Tax Dist:			
BUILDING MARKET VALUE												277,490			
TOTAL MARKET OB/XF VALUE												33,310			
TOTAL LAND VALUE - MARKET												148,200			
TOTAL MARKET VALUE												459,000			
SOH/AGL Deduction												212,319			
ASSESSED VALUE												246,681			
TOTAL EXEMPTION VALUE						HX HB						50,722			
BASE TAXABLE VALUE												195,959			
TOTAL JUST VALUE												459,000			
NCON VALUE												0			
INCOME VALUE															
PREVIOUS YEAR MKT VALUE												383,888			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P94560	NEW CONSTR	3,600	10/01/1994
B941090	NEW CONSTR	93,600	10/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2761/368	1/10/2025	LE	U	I	11	100	
GRANTOR: CARROLL ROBERT B							
GRANTEE: CARROLL ELIZABETH M							
2317/0272	9/06/2019	QC	U	I	11	100	
GRANTOR: CARROLL JOANNE							
GRANTEE: CARROLL ROBERT B							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1995] W33 N7 W22 S6 W3 N1 W3 N3 W4 S3 W3 S1 W3 S37 E4 S2 E8 N2 E3 N4 FSP=[YR=2003] E19 N6 W19 S6 \$ N6 E19 S10 E4 S2 E8 N2 E3 N10 E22 N26 \$.											