

BLOCK 1 LOT 66  
IN OR 1875/906  
1984 CONC DW/MH

NORRIS MARY & ROLAND  
54174 SHERWOOD RD  
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0660

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 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	
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
BAS	1,152	100	2006
UOP	300	25	2006
TOTALS	1,452		

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0820	02	1,227	116.8000	93.44	114,651	1984	1984	0	0	70.00	30.00															
1 M/H 93- - 100% - 2015																										
Heated Area: 1152 HX Base Yr 2015																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>04/26/2007</th> <th>DJ</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>04/26/2007</th> <th>DJ</th> <th>LAND DATE</th> <th>03/31/2025</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	04/26/2007	DJ	LGL DATE		XF DATE	04/26/2007	DJ	LAND DATE	03/31/2025	INC DATE			AG DATE	
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	34,395			
TOTAL MARKET OB/XF VALUE	16,158			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	100,553			
SOH/AGL Deduction	46,453			
ASSESSED VALUE	54,100			
TOTAL EXEMPTION VALUE	HX HB 29,100			
BASE TAXABLE VALUE	25,000			
TOTAL JUST VALUE	100,553			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	91,140			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327669	XFOB	17,245	10/01/2013
7958	MH MOVE-ON	100	10/19/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1875/0906	4/11/2012	QC	U	I	11	100
GRANTOR: BAILEY LUCIAN H & SAR						
GRANTEE: NORRIS MARY & ROLAN						
1788/0071	4/11/2012	QC	U	I	11	100
GRANTOR: TRUSTEES OF LUCIAN &						
GRANTEE: NORRIS MARY & ROLAN						

EXTRA FEATURES																
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	1242	WD DECK A	0	100	10	100.00	SF	10.00	10.00	100	1990	1990	3	20	200	
2	0940	SHEDS/PORT	0	100	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	
4	0751	UOP	0	100	8	64.00	SF	10.00	10.00	100	2008	2008	3	48	307	
5	0940	SHEDS/PORT	0	100	20	200.00	SF	30.00	30.00	100	2013	2013	3	55	3,300	
6	0351	CARPORT MT	0	100	20	400.00	SF	10.00	10.00	100	2013	2013	3	55	2,200	
7	1242	WD DECK A	0	100	0	1,109.00	SF	10.00	10.00	100	2017	2017	3	74	8,207	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

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