BLOCK 1 LOT 67
IN OR 2191/162
2013 CHAMPTION DW/MH

BALKCOM JEFFREY SR & CHRISTINE
54210 SHERWOOD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0670

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 70
Interior Floo	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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

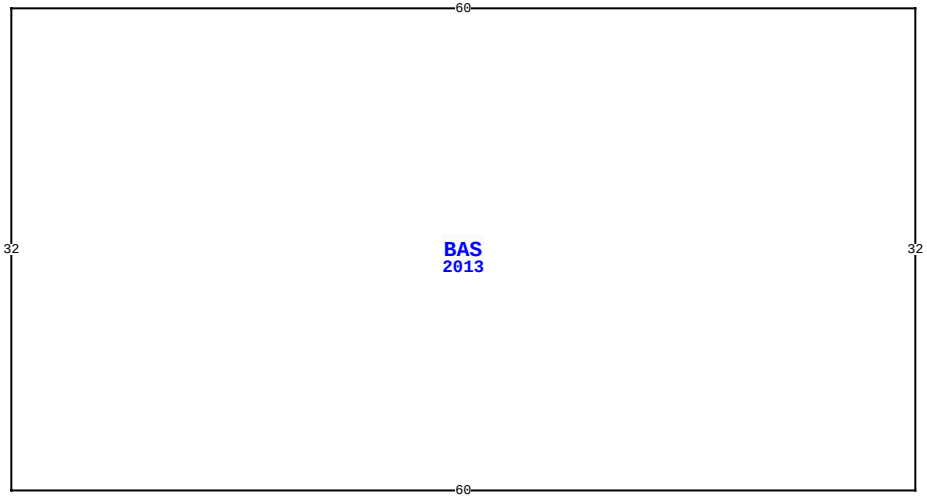
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2013	1,920	133,433
TOTALS	1,920			1,920	133,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	116.8000	99.28	190,618	2013	2013	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2007 Heated Area: 1920 HX Base Yr 2007



54210 SHERWOOD 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		133,433
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		185,533
SOH/AGL Deduction		77,124
ASSESSED VALUE		108,409
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,687
TOTAL JUST VALUE		185,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135507	CO ISSUED	0	11/07/2013
MH135507	MH MOVE-ON	0	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/0162	4/14/2018	QC	U	I	11	100
GRANTOR: BALKCOM JEFFREY S & C						
GRANTEE: BALKCOM JEFFREY SCO						
1391/0204	2/22/2006	WD	Q	I		65,000
GRANTOR: VOLL JEROME D & JOY R						
GRANTEE: BALKCOM JEFFREY S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W60 S32 E60 N32$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	OR	0.00	0.00	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