BLOCK 1 LOT 70
IN OR 1882/528
SHEFFIELD VILLAGE PB 5/28 & 29

MORRIS DONNA SAPP
54063 CAMELOT LANE
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0700

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	12	HARDWOOD 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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

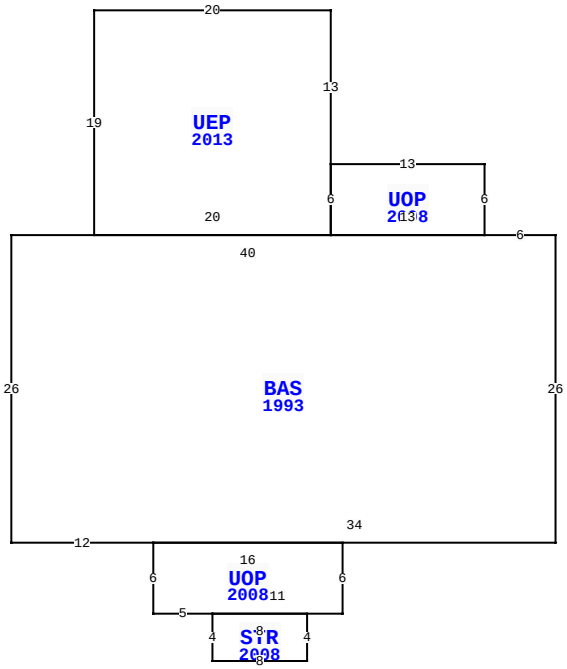
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	37,007
STR	32	10	2008	3	93
UEP	380	70	2013	266	8,231
UOP	78	25	2008	20	619
UOP	96	25	2008	24	743
TOTALS	1,782			1,509	46,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,509	128.9200	103.14	155,638	1985	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2016 Heated Area: 1196 HX Base Yr 2016



54063 CAMELOT LN, 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		46,691
TOTAL MARKET OB/XF VALUE		12,491
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		109,182
SOH/AGL Deduction		55,513
ASSESSED VALUE		53,669
TOTAL EXEMPTION VALUE	HX HB	28,669
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22466	ADDITION	7,186	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1882/0528	9/23/2013	QC	U	I	11	100
GRANTOR: DOWLING IRENE D						
GRANTEE: MORRIS DONNA SAPP						
1391/0872	2/23/2006	WD	U	I	07	100
GRANTOR: PHILLIPS JAMES R & CY						
GRANTEE: DOWLING HARRY J & I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=2008] N6 W13 UEP=[YR=2013] N13 W20 S19 E20 N6$ S6 E13$ W40 S26 E12 UOP=[YR=2008] S6 E5 STR=[YR=2008] S4 E8 N4 W8$ E11 N6 W16$ E34 N26$.

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	8	96.00	SF	19.50	19.50	100	1983	1983	3	20	374	
2	0510	GARAGE WD-	0	100	20	18	360.00	SF	28.00	28.00	100	2005	2005	3	36	3,629	
3	0810	CONCRETE A	0	100	0	0	85.00	SF	6.50	6.50	100	2008	2008	3	88	486	
4	0810	CONCRETE A	0	100	24	30	720.00	SF	6.50	6.50	100	2008	2008	3	88	4,118	
5	0810	CONCRETE A	0	100	31	4	124.00	SF	6.50	6.50	100	2008	2008	3	88	709	
6	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	6.50	100	2008	2008	3	88	2,059	
7	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2008	2008	3	31	1,116	

LAND DESCRIPTION

TOTAL OB/XF 12,491

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