BLOCK 3 LOT 21
SHEFFIELD VILLAGE PB 5/28 & 29

GILL JERRY LEE JR
54397 SHERWOOD RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	05	Quality Level 05

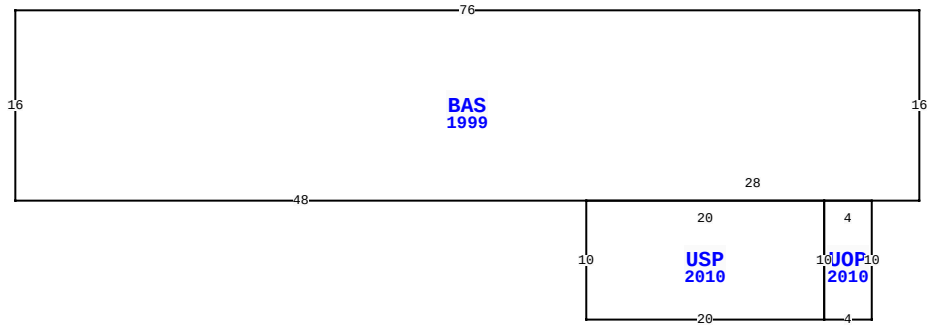
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1999	1,216	109,021
UOP	40	25	2010	10	896
USP	200	50	2010	100	8,966
TOTALS	1,456			1,326	118,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,326	140.6400	119.54	158,510	1995	2015	0	0	0	25.00	75.00

2 M/H 94+ – 0% - 2024 Heated Area: 1216 HX Base Yr



54397 SHERWOOD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	118,882
TOTAL MARKET OB/XF VALUE	810
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	169,692
SOH/AGL Deduction	0
ASSESSED VALUE	169,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,692
TOTAL JUST VALUE	169,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23980	ADDITION	4,639	10/01/2010
R12450	REPAIR/RRF	800	10/01/2010
MH982489	MH MOVE-ON	0	12/01/1998
9070	MH MOVE-ON	11,000	10/07/1992
6067	REPAIR/RRF	5,900	10/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/246	8/29/2023	WD	Q	I	01	215,000
GRANTOR: KENNISON DEBORAH						
GRANTEE: GILL JERRY LEE JR						
2406/1378	10/16/2020	WD	Q	I	01	90,000
GRANTOR: NEVILLE SAMUEL F						
GRANTEE: KENNISON DEBORAH						

BUILDING NOTES

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	0	15	12	180.00	SF	22.50	22.50	100	1996	1996	3	20	810	

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S16 E48 USP=[YR=2010] S10 E20
UOP=[YR=2010] E4 N10 W4 S10$ N10 W20$ E28 N16 $.

LAND DESCRIPTION

TOTAL OB/XF 810

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS