BLOCK 4 LOT 32
SHEFFIELD VILLAGE PB 5/28 & 29

MOTTER BRADLEY & ASHLEY
54690 WILDLIFE WAY
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0320

BUILDING CHARACTERISTICS

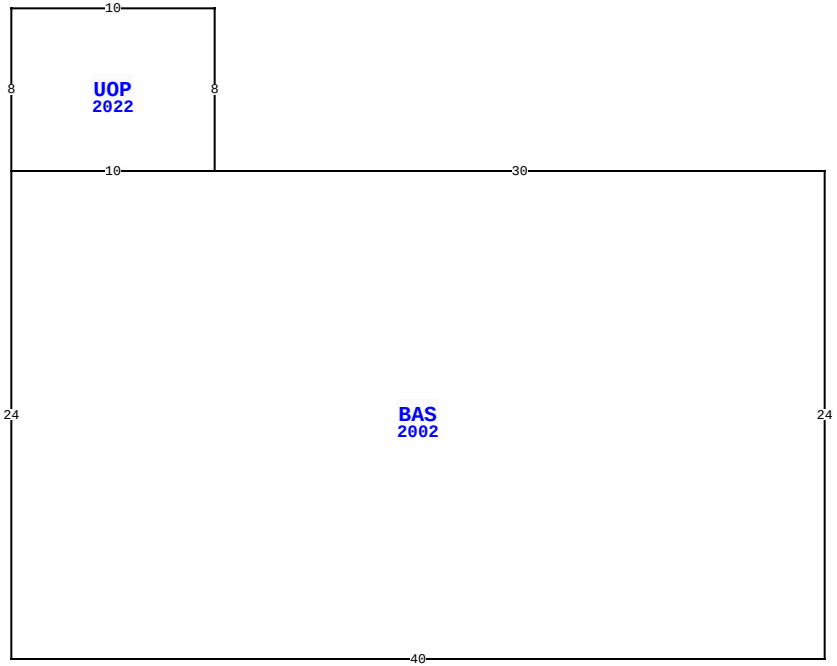
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2002	960	39,207
UOP	80	25	2022	20	817
TOTALS	1,040			980	40,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	980	109.2000	92.82	90,964	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



54275 BEA 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	40,024
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	90,024
SOH/AGL Deduction	9,371
ASSESSED VALUE	80,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,653
TOTAL JUST VALUE	90,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992806	MH MOVE-ON	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/832	6/03/2025	WD	Q	I	01	135,000
GRANTOR: BROUGHTON EMILY C						
GRANTEE: MOTTER BRADLEY & AS						
0600/1272	6/29/1990	WD	U	V		6,700
GRANTOR: SAULS MALCOLM & G						
GRANTEE: BROUGHTON GEORGE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 UOP=[YR=2022] N8 W10 S8 E10$ W10 S24 E40 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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