BLOCK 5 LOT 1
SHEFFIELD VILLAGE PB 5/28 & 29

KING JENNIFER L
54464 SHERWOOD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0005-0010

NASSAU COUNTY PROPERTY

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 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
Quality	06	Quality Level 06

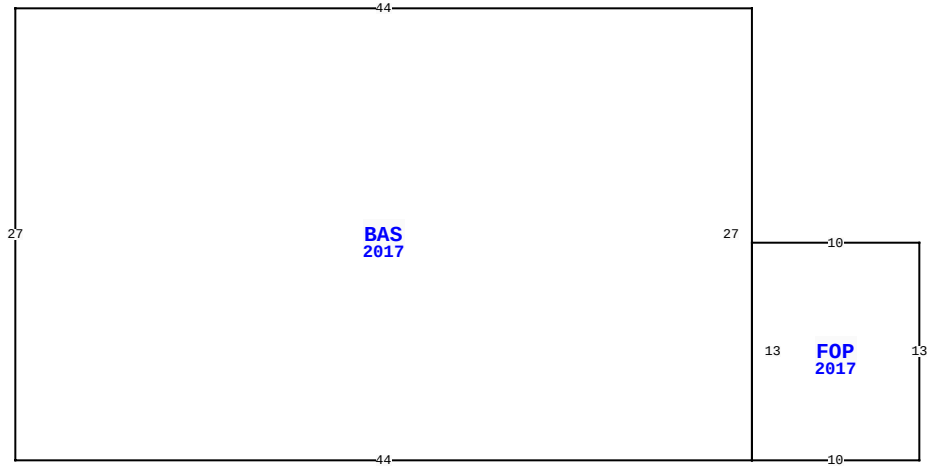
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2017	1,188	122,658
FOP	130	30	2017	39	4,026
TOTALS	1,318			1,227	126,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,227	151.8400	129.06	158,357	2015	2016	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



54464 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	126,686
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	176,686
SOH/AGL Deduction	1,482
ASSESSED VALUE	175,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,204
TOTAL JUST VALUE	176,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007026	MH MOVE-ON	0	12/01/2017
17007026	MH MOVE-ON	0	11/01/2017
B23993	ADDITION	7,494	10/01/2010
MH992592	MH MOVE-ON	0	01/03/1999
7890	MH MOVE-ON	12,500	07/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/0067	6/01/2020	WD	Q	I	01	155,000
GRANTOR: PETTYJOHN ROSANNA MAR						
GRANTEE: KING JENNIFER L						
2103/0062	2/24/2017	QC	U	I	11	2,642
GRANTOR: PETTYJOHN ROSANNA M						
GRANTEE: LYLE HAZEL M & ROSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W44 S27 E44 FOP=[YR=2017] E10 N13 W10 S13$ N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS