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

HERRIN JESSICA ANN/HERRIN JOSHUA STEPHENS
54330 SHERWOOD RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0005-0050

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 100
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

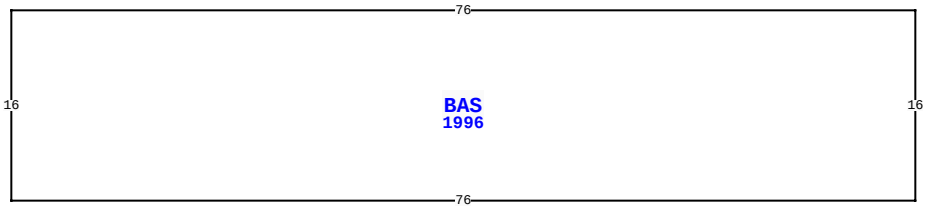
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1996	1,216	36,590
TOTALS	1,216			1,216	36,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	118.0000	100.30	121,965	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 50% - 2025 Heated Area: 1216 HX Base Yr 2025



54330 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		36,590
TOTAL MARKET OB/XF VALUE		3,676
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		90,266
SOH/AGL Deduction		0
ASSESSED VALUE		90,266
TOTAL EXEMPTION VALUE	HA HAB	46,971
BASE TAXABLE VALUE		43,295
TOTAL JUST VALUE		90,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95794	MH MOVE-ON	0	02/01/1995
3532	ADDITION	13,700	07/31/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1516	6/28/2023	FJ	U	I	11	0
GRANTOR: HERRIN ANDREW J EST						
GRANTEE: HERRIN JOSHUA STEPH						
0845/0253	8/17/1998	WD	U	V	10	9,800
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: HERRIN ANDREW & FRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W76 S16 E76 N16$.

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	0510	GARAGE WD-	0	100	14	40	560.00	SF	28.00	28.00	100	1990	1990	3	20	3,136	
2	0751	UOP	0	100	10	20	200.00	SF	10.00	10.00	100	2000	2000	3	27	540	

LAND DESCRIPTION

TOTAL OB/XF 3,676

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