BLOCK 5 LOT 6
MH/ID FLHMBFP159746148A &
FLHMBFP159746148B

GRIFFIN BOBBY F
54306 SHERWOOD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0005-0060

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	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	03	Quality Level 03

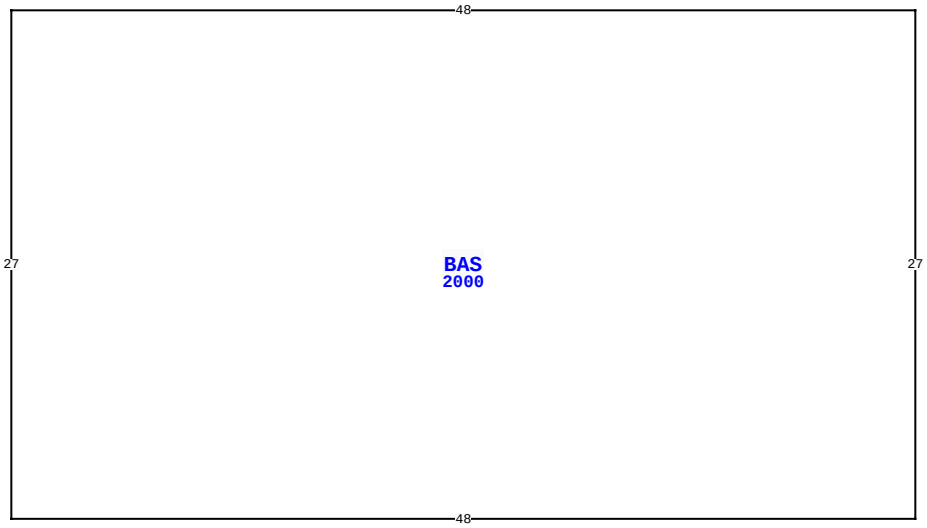
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2000	1,296	69,718
TOTALS	1,296			1,296	69,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	99.62	129,108	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2001 Heated Area: 1296 HX Base Yr 2001



54306 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		69,718
TOTAL MARKET OB/XF VALUE		7,560
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		127,278
SOH/AGL Deduction		64,510
ASSESSED VALUE		62,768
TOTAL EXEMPTION VALUE	HX HB WR	42,768
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		127,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703288	REPAIR/RRF	7,834	05/01/2017
R3964	REPAIR/RRF	2,000	03/01/2002
MH003204	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0940/1622	7/17/2000	PR	U	I	13	21,000
GRANTOR: BURNS DEBRA G P/R						
GRANTEE: GRIFFIN BOBBY & RIT						
0785/1127	2/24/1997	WD	U	V	11	21,500
GRANTOR: JONES JOSEPH D						
GRANTEE: LESKI BETTY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S27 E48 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
1	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2005	2005	3	36	7,560	

LAND DESCRIPTION

TOTAL OB/XF 7,560

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