BLOCK 6 LOT 16
SHEFFIELD VILLAGE PB 5/28 & 29

MOTTER BRADLEY & ASHLEY
54690 WILDLIFE WAY
CALLAHAN, FL 32046

2025

37-1N-25-299S-0006-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	02	Quality Level 02

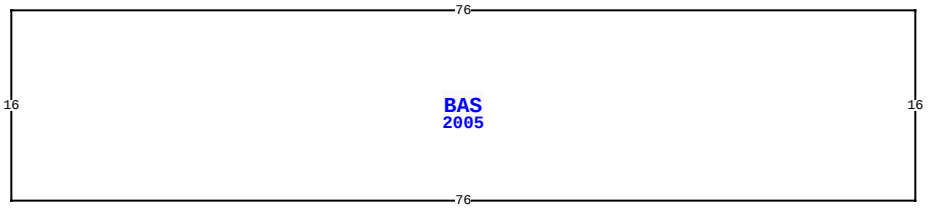
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2005	1,216	17,771
TOTALS	1,216			1,216	17,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	1,216	85.9600	73.07	88,853	1997	1997	0	0	10	65.00	20.00

1 M/H 94+ – 0% - 2025 Heated Area: 1216 HX Base Yr



54041 HELLER 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	17,771
TOTAL MARKET OB/XF VALUE	173
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	67,944
SOH/AGL Deduction	0
ASSESSED VALUE	67,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,944
TOTAL JUST VALUE	67,944
NCON VALUE	869
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4408	MH MOVE-ON	0	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/542	7/22/2024	WD	Q	I	01	75,000
GRANTOR: BOHANAN PRESTON L						
GRANTEE: MOTTER BRADLEY & AS						
1214/0122	3/10/2004	WD	Q	V		21,000
GRANTOR: SHEFFIELD HATTIE I						
GRANTEE: BOHANAN PRESTON & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] 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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2007	2007	3	27	173	

LAND DESCRIPTION

TOTAL OB/XF 173

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 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