BLOCK 6 LOT 17
SHEFFIELD VILLAGE PB 5/28 & 29

MOTTER BRADLEY & ASHLEY
54690 WILDLIFE WAY
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0170

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	03	Quality Level 03

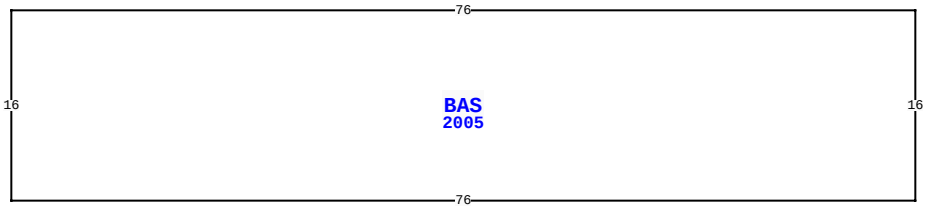
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2005	1,216	25,385
TOTALS	1,216			1,216	25,385

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	122.8000	104.38	126,926	1997	1997	0	0	20	65.00	20.00

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



54055 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	25,385
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	75,385
SOH/AGL Deduction	0
ASSESSED VALUE	75,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,385
TOTAL JUST VALUE	75,385
NCON VALUE	1,241
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15034	ELEC OTHER	0	05/01/2005
M9708	H/AC	0	05/01/2005
MH4579	MH MOVE-ON	0	04/12/2005
P9304	NEW CONSTR	0	04/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/568	7/22/2024	WD	Q	I	01	85,000
GRANTOR: BOHANAN PRESTON L						
GRANTEE: MOTTER BRADLEY & AS						
1214/0318	3/10/2004	WD	Q	V		21,000
GRANTOR: SHEFFIELD HATTIE I						
GRANTEE: BRADFORD DEBORAH &						

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

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	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