BLOCK 6 LOT 20
R407796 & R407795
SHEFFIELD VILLAGE PB 5/28 & 29

HAMSHAR CHERYL
54133 HELLER RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

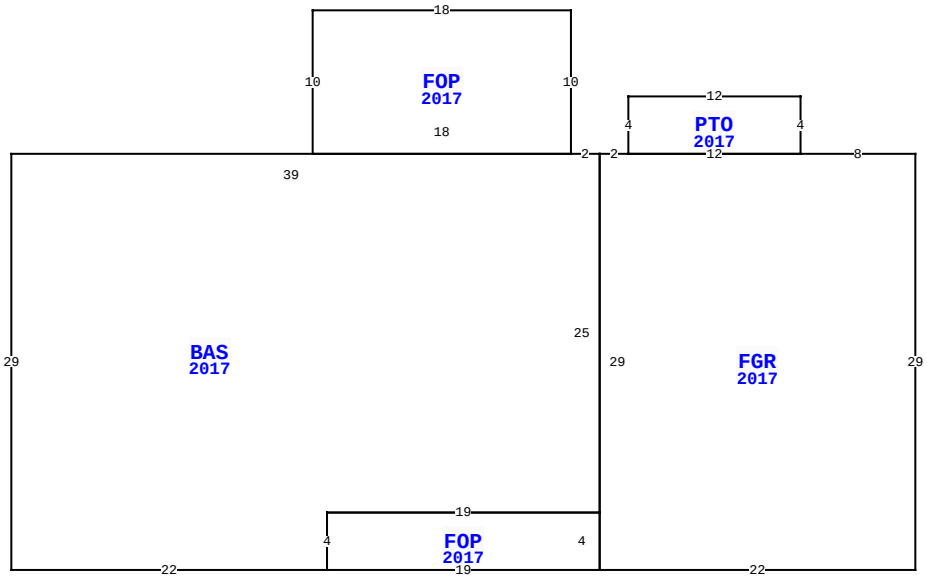
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	1,113	100	2017	1,113	171,494
FGR	638	55	2017	351	54,083
FOP	76	30	2017	23	3,544
FOP	180	30	2017	54	8,320
PTO	48	5	2017	2	308
TOTALS	2,055			1,543	237,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,543	123.2000	162.62	250,923	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2020 Heated Area: 1113 HX Base Yr 2020



54133 HELLER 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		237,750
TOTAL MARKET OB/XF VALUE		2,561
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		290,311
SOH/AGL Deduction		103,945
ASSESSED VALUE		186,366
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,644
TOTAL JUST VALUE		290,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007104	CO ISSUED	0	08/08/2017
1700695	NEW CONSTR	154,708	03/01/2017
B1529841	DEMOLITION	4,800	01/01/2015
7453	MH MOVE-ON	14,000	08/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/1276	7/08/2019	WD	Q	I	01	208,000
GRANTOR: CAMP ALBERT MICHAEL						
GRANTEE: HAMSHAR CHERYL & RI						
2141/1287	8/22/2017	WD	U	I	37	125,000
GRANTOR: SCAFF LIVING TRUST ET						
GRANTEE: CAMP ALBERT MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-22,0] W2 W39 S29 E22 N4 E19 N25 $
FGR=[YR=2017;ORIG=0,0] W8 W12 W2 S29 E22 N29 $
FOP=[YR=2017;ORIG=-24,0] N10 W18 S10 E18 $
FOP=[YR=2017;ORIG=-41,29] E19 N4 W19 S4 $
PTO=[YR=2017;ORIG=-8,0] N4 W12 S4 E12 $
.

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	0811	CONCRETE B	0	100	4	10	513.00	SF	5.20	5.20	100	2017	2017	3	96	2,561	

LAND DESCRIPTION

TOTAL OB/XF 2,561

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 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