BLOCK 6 LOT 22
IN OR 2074/202
SHEFFIELD VILLAGE PB 5/28 & 29

SHELFER CANDIE R
54185 HELLER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	0	0 100
Units		0 100
Quality	05	Quality Level 05

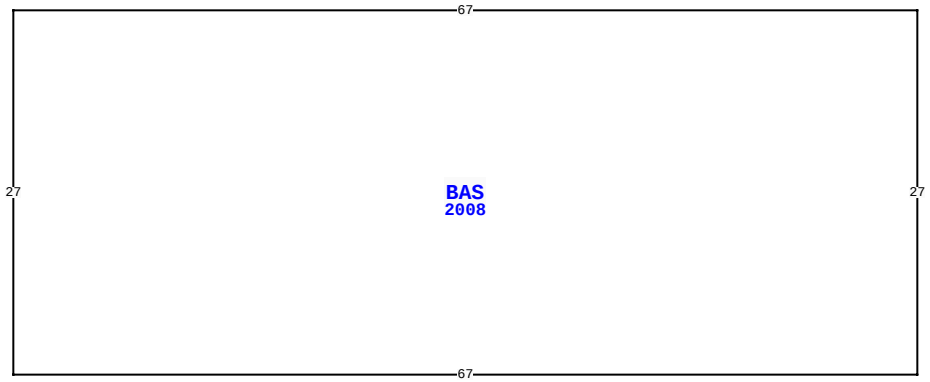
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	2008	1,809	102,028
TOTALS	1,809			1,809	102,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,809	138.2400	117.50	212,558	1997	2002	0	0	0	52.00	48.00

2 M/H 94+ – 100% - 2021 Heated Area: 1809 HX Base Yr 2021



54185 HELLER RD, CALLAHAN

BLD DATE	05/16/2008 JW	LGL DATE	03/31/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		102,028
TOTAL MARKET OB/XF VALUE		880
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		152,908
SOH/AGL Deduction		32,090
ASSESSED VALUE		120,818
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,096
TOTAL JUST VALUE		152,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2074/0202	10/27/2015	QC	U	I	11	100
GRANTOR: SHELFER JOE M JR						
GRANTEE: SHELFER CANDIE R						
0601/0708	7/06/1990	WD	Q	V	01	9,000
GRANTOR: SHELFER JOE M SR						
GRANTEE: SHELFER JOE M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W67 S27 E67 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	0752	USP	0	100	16	12	192.00	SF	15.00	15.00	100	1998	1998	3	25	720	
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 880

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 04/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS