BLOCK 7 LOT 2
R360125 & R360126
SHEFFIELD VILLAGE PB 5/28 & 29

SMITH ALDON D
54254 HELLER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

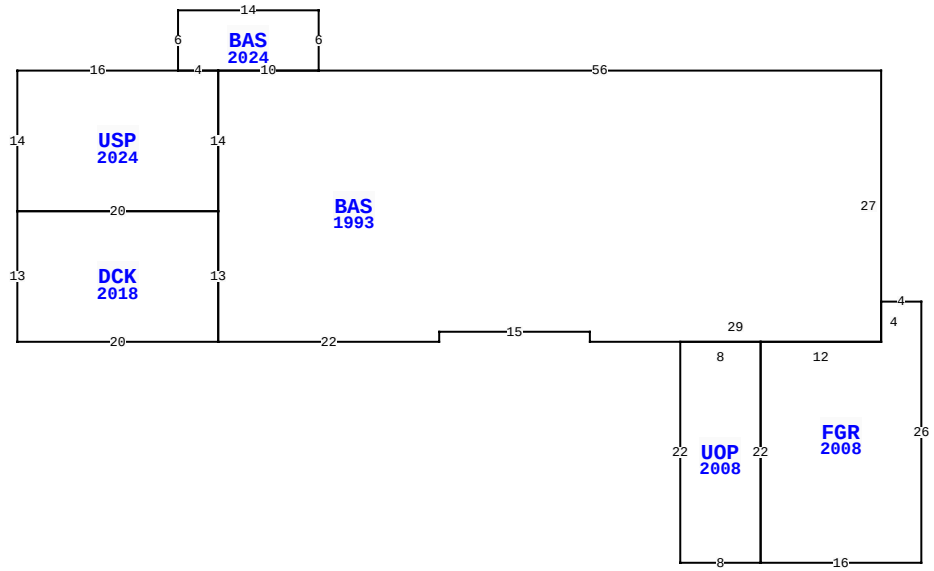
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06
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	1,767	100	1993	1,767	162,478
BAS	84	100	2024	84	7,724
DCK	260	15	2018	39	3,586
FGR	368	55	2008	202	18,574
UOP	176	25	2008	44	4,046
USP	280	50	2024	140	12,873
TOTALS	2,935			2,276	209,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,276	159.6400	127.71	290,668	1988	2014	0	0	0	28.00	72.00

1 M/H 93- – 0% - 0 Heated Area: 1851 HX Base Yr



54254 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	209,281
TOTAL MARKET OB/XF VALUE	5,054
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	264,335
SOH/AGL Deduction	3,811
ASSESSED VALUE	260,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,524
TOTAL JUST VALUE	264,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25843	GARAGE	45,276	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1370	7/23/2020	FJ	U	I	11	0
GRANTOR: SMITH ALDON EST						
GRANTEE: SMITH ALDON D						
2247/0656	12/31/2018	SW	Q	I	01	153,000
GRANTOR: NANTICOKE RIVER HOLDI						
GRANTEE: SMITH ALDON						

BUILDING NOTES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	1242	WD DECK A	0	0	0	0	255.00	SF	10.00	10.00	100	2018	2018	3	78	1,989	
3	0475	VF 4 SBPL	0	0	0	0	42.00	LF	14.00	14.00	100	2006	2006	3	66	388	
4	0476	VF 6 SBPL	0	0	0	0	24.00	LF	32.00	32.00	100	2006	2006	3	66	507	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W56 W10 S14 S13 E22 N1 E15 S1 E29 N27 $
FGR=[YR=2008;ORIG=4,23] W4 S4 W12 S22 E16 N26 $
USP=[YR=2024;ORIG=-66,14] W20 N14 E16 E4 S14 $
DCK=[YR=2018;ORIG=-66,14] W20 S13 E20 N13 $
UOP=[YR=2008;ORIG=-12,27] W8 S22 E8 N22 $
BAS=[YR=2024;ORIG=-70,0] E4 E10 N6 W14 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,054

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