BLOCK 7 LOT 5
IN OR 886/341
1996 MERI DW/MH

MOSER MICHAEL W
54174 HELLER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0007-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

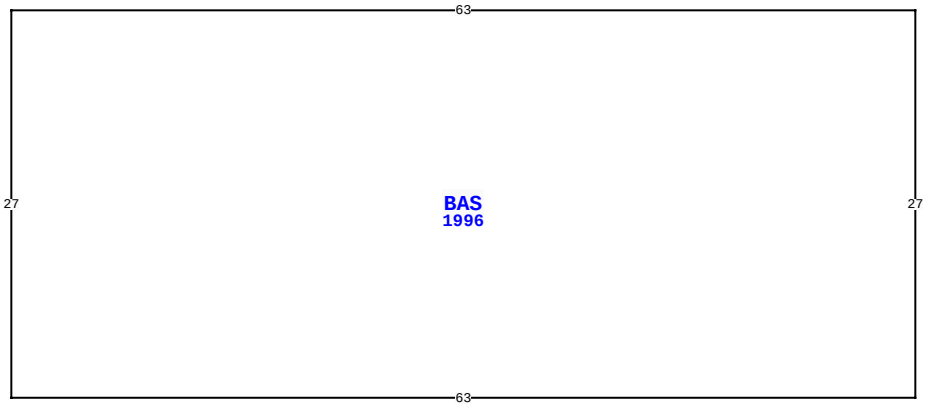
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1996	1,701	64,312
TOTALS	1,701			1,701	64,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,701	111.2000	94.52	160,779	1996	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 0 Heated Area: 1701 HX Base Yr 1985



54174 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		64,312
TOTAL MARKET OB/XF VALUE		5,583
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		119,895
SOH/AGL Deduction		53,093
ASSESSED VALUE		66,802
TOTAL EXEMPTION VALUE	HX HB WR	46,802
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		119,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0886/0341	6/08/1999	WD	U	V	10	9,300
GRANTOR: SHEFFIELD WILLIAM						
GRANTEE: MOSER MICHAEL & KIM						
0670/0699	12/10/1992	WD	Q	I	06	110,800
GRANTOR: HMS AMELIA INC						
GRANTEE: SHEFFIELD WM F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W63 S27 E63 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	1243	WD DECK F	0	100	12	8	96.00	SF	8.00	8.00	100	1998	1998	3	20	154	
2	0811	CONCRETE B	0	100	0	0	1,200.00	SF	5.20	5.20	100	2007	2007	3	87	5,429	

LAND DESCRIPTION

TOTAL OB/XF 5,583

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 01/04/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS