BLOCK 7 LOT 7
IN OR 2249/1019
SHEFFIELD VILLAGE PB 5/28-29

HOBLIT JULIE JONES
54112 HELLER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0007-0070

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 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
Quality	03	Quality Level 03

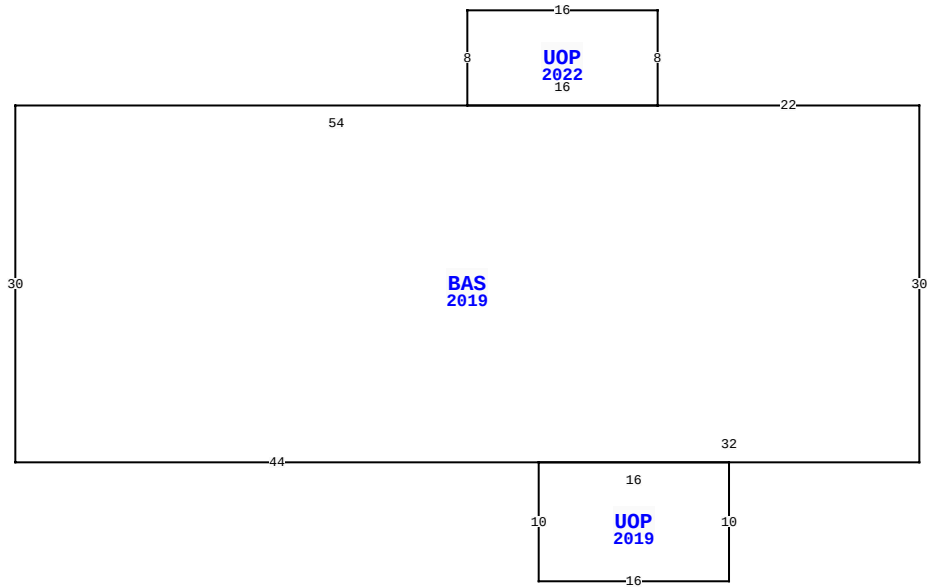
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2019	2,280	207,630
UOP	160	25	2019	40	3,643
UOP	128	25	2022	32	2,914
TOTALS	2,568			2,352	214,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,352	115.2000	97.92	230,308	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

54112 HELLER RD, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		214,186
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		264,186
SOH/AGL Deduction		128,060
ASSESSED VALUE		136,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,404
TOTAL JUST VALUE		264,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003961	CO ISSUED	0	04/22/2019
19001060	MH MOVE-ON	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/1019	1/15/2019	WD	Q	V	01	35,000
GRANTOR: SHOUSE LUCY DARLENE						
GRANTEE: HOBLIT JULIE JONES						
2055/1766	6/22/2016	QC	U	V	11	100
GRANTOR: ASHBURN RUSSELL						
GRANTEE: SHOUSE LUCY DARLENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 UOP=[YR=2022] N8 W16 S8 E16$ W54 S30 E44
UOP=[YR=2019] S10 E16 N10 W16$ E32 N30$.

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS