BLOCK 7 LOT 15
R433805 & R433806
SHEFFIELD VILLAGE PB 5/28 & 29

BARRETT DENNIS F & TAMI L
54129 JERRA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0007-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

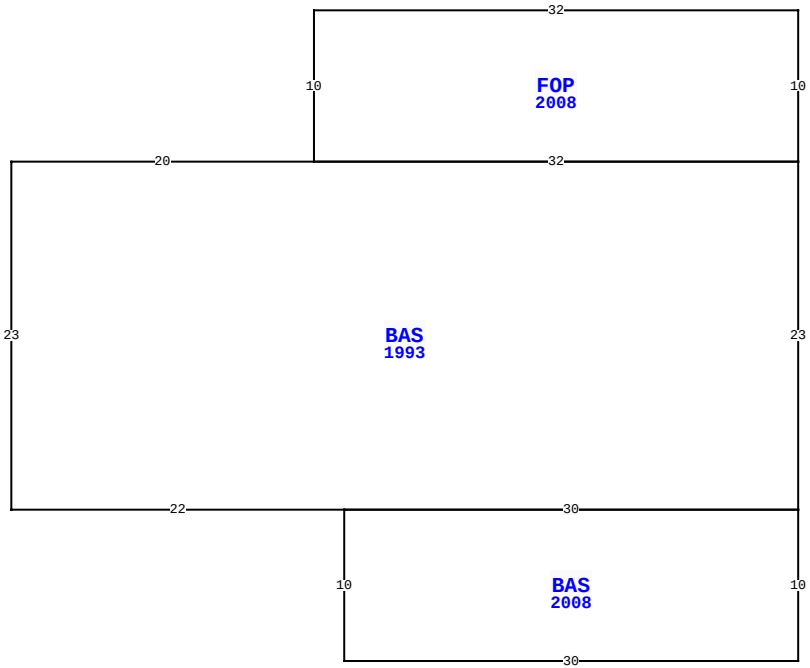
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	120,426
BAS	300	100	2008	300	30,207
FOP	320	30	2008	96	9,666
TOTALS	1,816			1,592	160,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,592	148.0800	118.46	188,588	1987	2017	0	0	0	15.00	85.00

1 M/H 93- – 100% - 2022 Heated Area: 1496 HX Base Yr 2022



54129 JERRA 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		160,300
TOTAL MARKET OB/XF VALUE		8,662
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		218,962
SOH/AGL Deduction		46,777
ASSESSED VALUE		172,185
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		116,463
TOTAL JUST VALUE		218,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0894	7/09/2021	WD	Q	I	02	181,000
GRANTOR: SMITH CHASE DEAN						
GRANTEE: BARRETT DENNIS F &						
2085/1442	11/18/2016	WD	Q	I	01	75,000
GRANTOR: KNOWLES MELBA P/R						
GRANTEE: SMITH CHASE DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W32 S10 BAS=[YR=1993] W20 S23 E22 BAS=[YR=2008] S10 E30 N10 W30$ E30 N23 W32$ E32 N10$.

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	0810	CONCRETE A	0	100	30	10	300.00	SF	6.50	6.50	100	1980	1980	3	30	585	
2	0511	GARAGE CB-	0	100	26	24	72.00	SF	40.00	40.00	100	1985	1985	3	44	1,267	
3	0812	CONCRETE C	0	100	0	0	3,124.00	SF	4.00	4.00	100	1989	1989	3	54.5	6,810	

LAND DESCRIPTION

TOTAL OB/XF 8,662

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 05/18/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS