BLOCK 7 LOT 17
SHEFFIELD VILLAGE PB 5/28 & 29

BELL JEREMY J & AMANDA
54201 JERRA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0007-0170

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

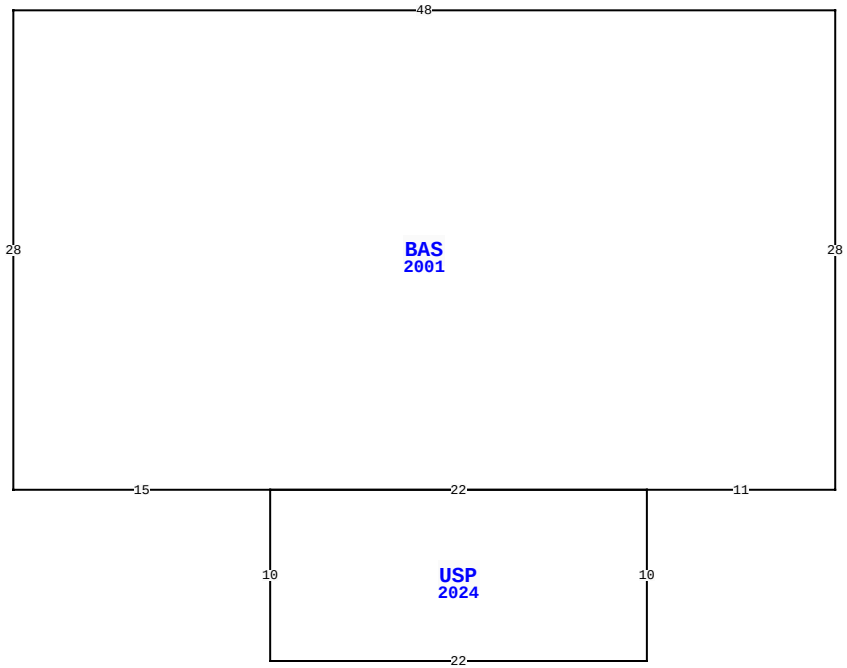
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2001	1,344	125,435
USP	220	50	2024	110	10,266
TOTALS	1,564			1,454	135,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,454	146.4000	124.44	180,936	2001	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2022 Heated Area: 1344 HX Base Yr



54201 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		135,702
TOTAL MARKET OB/XF VALUE		1,104
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		186,806
SOH/AGL Deduction		7,942
ASSESSED VALUE		178,864
TOTAL EXEMPTION VALUE	13	178,864
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		186,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8729	NEW CONSTR	0	11/01/2001
5434	H/AC	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0263	10/02/2020	SW	Q	I	01	144,100
GRANTOR: THE 138 JAX LLC						
GRANTEE: BELL JEREMY J & AMA						
2377/1433	7/15/2020	WD	Q	I	01	65,000
GRANTOR: ENGLISH SERGE LIVING						
GRANTEE: THE 138 JAX LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W48 S28 E15 E22 E11 N28 $
USP=[YR=2024;ORIG=-33,28] E22 S10 W22 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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	
2	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	1994	1994	3	20	144	

LAND DESCRIPTION

TOTAL OB/XF 1,104

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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS