BLOCK 8 LOT 5
R407988 & R407989
SHEFFIELD VILLAGE PB 5/28 & 29

PROCTOR TIFFANY/STRICKLAND JOSHUA
54148 SHERWOOD RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0008-0050

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 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

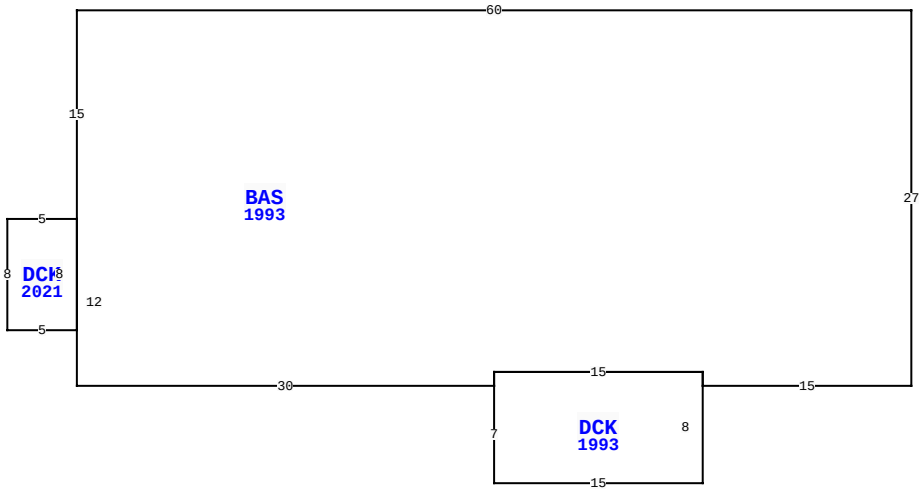
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100	1993	1,605	160,300
DCK	120	15	1993	18	1,798
DCK	40	15	2021	6	599
TOTALS	1,765			1,629	162,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,629	146.8800	117.50	191,408	1990	2017	0	0	0	15.00	85.00

1 M/H 93- – 0% - 0 Heated Area: 1605 HX Base Yr



54194 JEANNIE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	162,697
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	212,697
SOH/AGL Deduction	7,583
ASSESSED VALUE	205,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,114
TOTAL JUST VALUE	212,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8317	MH MOVE-ON	36,000	09/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0348	6/17/2021	SW	Q	I	01	199,000
GRANTOR: 54194 JEANNIE ROAD LA						
GRANTEE: PROCTOR TIFFANY & J						
2352/1291	4/06/2020	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: 54194 JEANNIE ROAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S15 DCK=[YR=2021] W5 S8 E5 N8 $ S12 E30
DCK=[YR=1993] S7 E15 N8 W15 S1 $ N1 E15 S1 E15 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

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

REVIEW DATE 01/14/2022 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS