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

WILLIAMS RICKY ALLEN
54096 JEANNIE RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0008-0080

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	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

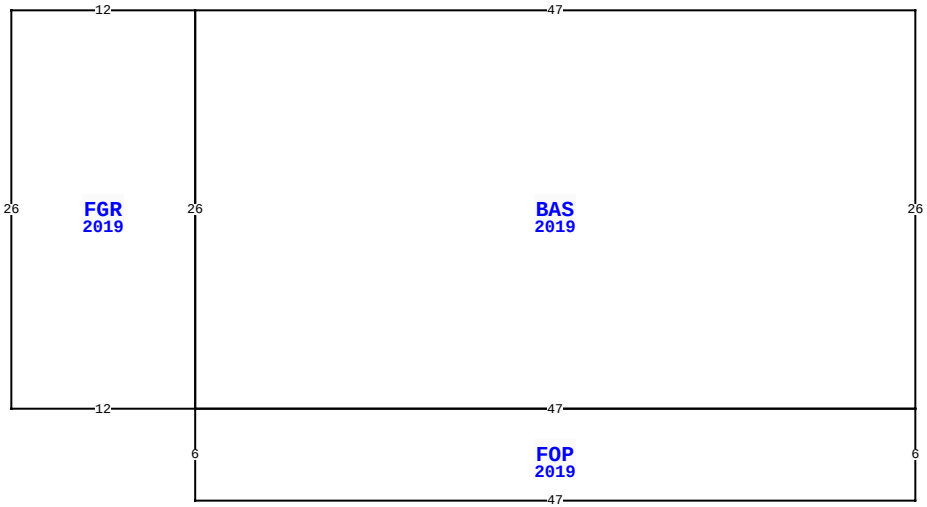
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100	2019	1,222	196,879
FGR	312	55	2019	172	27,711
FOP	282	30	2019	85	13,695
TOTALS	1,816			1,479	238,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,479	124.5420	164.40	243,148	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 1222 HX Base Yr 2022



54096 JEANNIE 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		238,285
TOTAL MARKET OB/XF VALUE		6,313
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		294,598
SOH/AGL Deduction		62,429
ASSESSED VALUE		232,169
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,447
TOTAL JUST VALUE		294,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000602	CO ISSUED	0	11/06/2019
18008485	NEW CONSTR	168,291	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/0889	1/16/2023	QC	U	I	11	100
GRANTOR: WILLIAMS SIERRA AUTUM						
GRANTEE: WILLIAMS RICKY ALLE						
2421/0443	12/29/2020	WD	Q	I	01	221,000
GRANTOR: MOSLEY CHRISTOPHER &						
GRANTEE: WILLIAMS RICKY & SI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W47 FGR=[YR=2019] W12 S26 E12 N26$ S26
FOP=[YR=2019] S6 E47 N6 W47$ E47 N26$.

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	0	0	991.00	SF	6.50	6.50	100	2020	2020	3	98	6,313	

LAND DESCRIPTION

TOTAL OB/XF 6,313

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 02/10/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS