BLOCK 8 LOT 11
SHEFFIELD VILLAGE PB 5/28 & 29

WARLICK CHRISTINA PAIGE
54221 SHERWOOD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0008-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

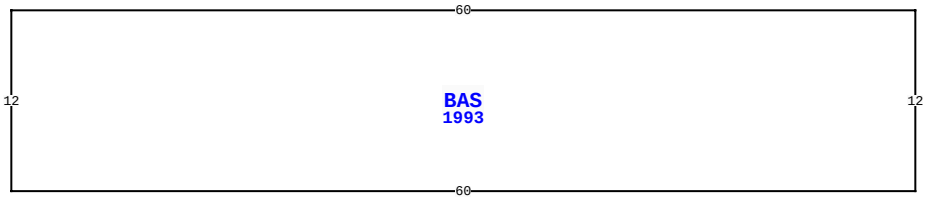
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	15,379
TOTALS	720			720	15,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	89.0000	71.20	51,264	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 720 HX Base Yr



54221 SHERWOOD RD, CALLAHAN

BLD DATE	06/10/2008 JW	LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	15,379
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	65,379
SOH/AGL Deduction	1,076
ASSESSED VALUE	64,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,303
TOTAL JUST VALUE	65,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7542	MH MOVE-ON	3,600	11/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0796	2/07/2023	FJ	U	I	11	0
GRANTOR: WARLICK PHILLIP D EST						
GRANTEE: WARLICK CHRISTINA P						
0543/0738	5/19/1988	WD	Q	V		10,500
GRANTOR: HMS AMELIA INC						
GRANTEE: WARLICK PHILLIP & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E60 N12 $.

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 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS