BLOCK 9 LOT 9
IN OR 1796/394
1986 GOLD DW/MH

SULLIVAN RANDALL D
54025 SHERWOOD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0009-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

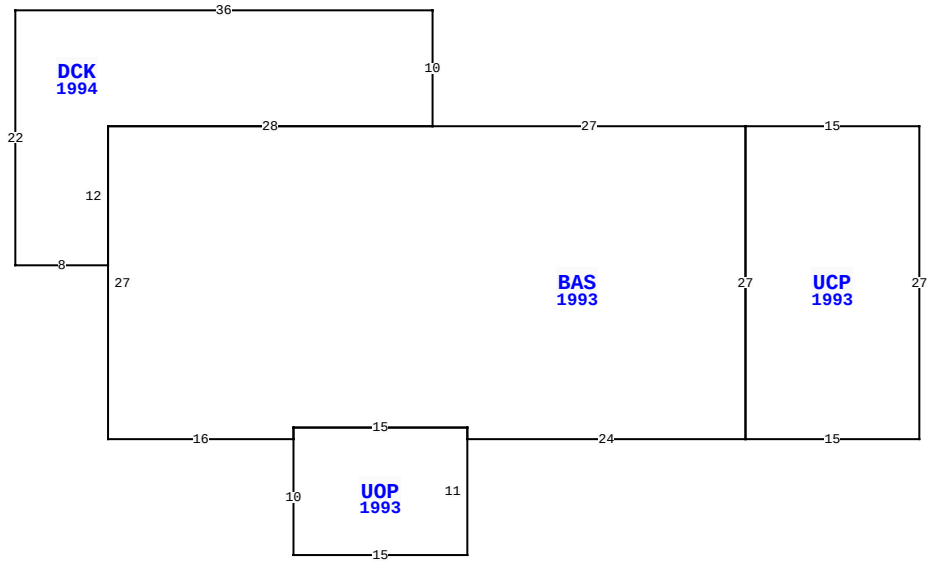
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1993	1,470	40,784
DCK	456	15	1994	68	1,887
UCP	405	20	1993	81	2,247
UOP	165	25	1993	41	1,138
TOTALS	2,496			1,660	46,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,660	115.6000	92.48	153,517	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2013 Heated Area: 1470 HX Base Yr 2013



54025 SHERWOOD RD, CALLAHAN

BLD DATE	05/19/2008	JW	LGL DATE	03/31/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		46,055
TOTAL MARKET OB/XF VALUE		9,674
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		105,729
SOH/AGL Deduction		53,059
ASSESSED VALUE		52,670
TOTAL EXEMPTION VALUE	HX HB	27,670
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3772	H/AC	1,800	05/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1796/0394	5/30/2012	WD	U	I	12	6,200
GRANTOR: VICKERS RICHARD A & S						
GRANTEE: SULLIVAN RANDALL D						
0494/0289	7/01/1986	WD	Q	V		10,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W15 BAS=[YR=1993] W27 DCK=[YR=1994] N10 W36 S22 E8 N12 E28 $ W28 S27 E16 UOP=[YR=1993] S10 E15 N11 W15 S1$ N1 E15 S1 E24 N27$ S27 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
1	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	1992	1992	3	20	386	
2	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2026	2020		86	9,288	

LAND DESCRIPTION

TOTAL OB/XF 9,674

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS