BLOCK 9 LOT 10
R622201 & R622202
IN OR 688 PG 62

LEWIS JOHN D & SHEENA M
54065 SHERWOOD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0009-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

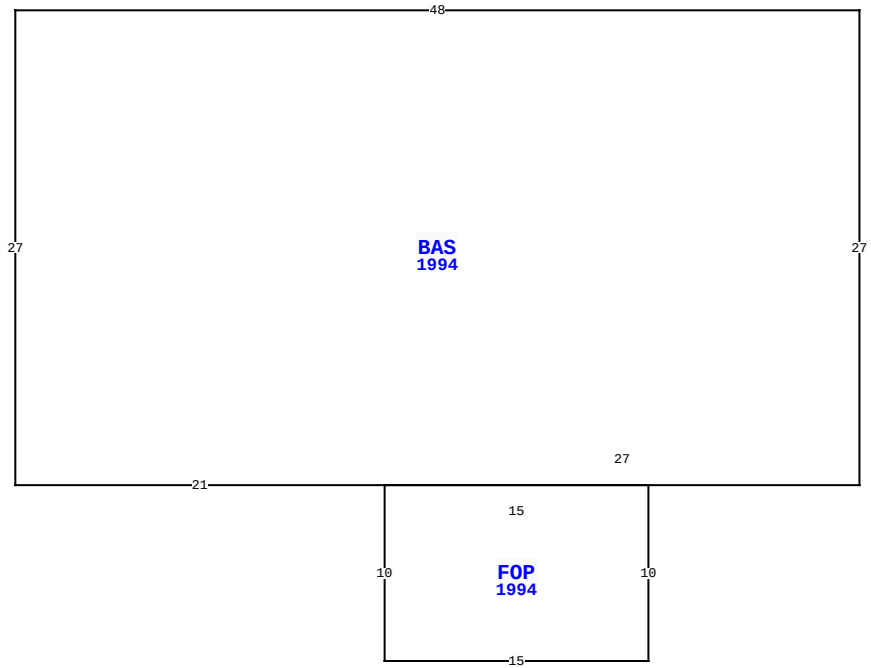
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,296	100	1994	1,296	70,802
FOP	150	30	1994	45	2,459
TOTALS	1,446			1,341	73,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,341	123.6000	105.06	140,885	1994	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 0 Heated Area: 1296 HX Base Yr 1994



54065 SHERWOOD 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		73,260
TOTAL MARKET OB/XF VALUE		20,862
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		144,122
SOH/AGL Deduction		76,755
ASSESSED VALUE		67,367
TOTAL EXEMPTION VALUE	HX HB	42,367
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21386	NEW CONSTR	0	11/01/2008
9111	MH MOVE-ON	8,000	11/19/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0688/0062	9/09/1993	WD	Q	V		13,000
GRANTOR: RYALS BOBBY & VIVIAN						
GRANTEE: LEWIS JOHN & SHEENA						
0669/1488	11/05/1992	WD	Q	V		15,000
GRANTOR: HARVELL ROSCOE & S T						
GRANTEE: RYALS BOBBY & VIVIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W48 S27 E21 E27 N27 $
FOP=[YR=1994;ORIG=-27,27] S10 E15 N10 W15 $
.

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	355.00	SF	6.50	6.50	100	1994	1994	3	66	1,523	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
3	0810	CONCRETE A	0	100	18	20	360.00	SF	6.50	6.50	100	2004	2004	3	83	1,942	
4	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2004	2004	3	32	461	
5	1242	WD DECK A	0	100	0	0	180.00	SF	10.00	10.00	100	2004	2004	3	21	378	
6	0812	CONCRETE C	0	100	0	0	3,600.00	SF	4.00	4.00	100	2019	2019	3	97	13,968	

LAND DESCRIPTION

TOTAL OB/XF 20,862

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 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS