BLOCK 9 LOT 11
IN OR 1365/393
SHEFFIELD VILLAGE PB 5/28 & 29

EFFLER STIVIE FAYE
54089 SHERWOOD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0009-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

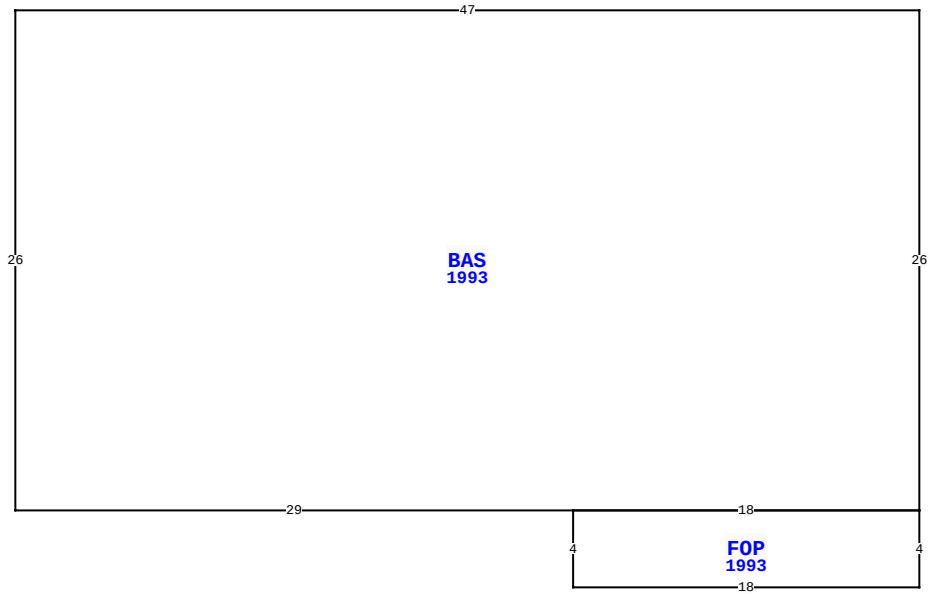
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100	1993	1,222	119,111
FOP	72	30	1993	22	2,144
TOTALS	1,294			1,244	121,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,244	112.3600	112.36	139,776	1992	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1222 HX Base Yr 2006



54089 SHERWOOD RD, CALLAHAN

BLD DATE	05/28/2008	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	121,256
TOTAL MARKET OB/XF VALUE	1,990
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	173,246
SOH/AGL Deduction	82,430
ASSESSED VALUE	90,816
TOTAL EXEMPTION VALUE	HX HB DX WX SX 90,816
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	173,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8253	NEW CONSTR	46,142	07/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1365/0393	11/07/2005	WD	Q	I		145,000
GRANTOR: LAND JOHN W & TARA D						
GRANTEE: EFFLER BOBBY & STIV						
0774/0678	10/18/1996	WD	Q	I		60,800
GRANTOR: HARVELL ROSCOE L & SA						
GRANTEE: LAND JOHN & TARA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S26 E29 FOP=[YR=1993] S4 E18 N4 W18$ E18 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	0479	VF PICKET	0	100	0	0	56.00	LF	10.00	10.00	100	2006	2006	3	66	370	
2	1242	WD DECK A	0	100	0	0	270.00	SF	10.00	10.00	100	2014	2014	3	60	1,620	

LAND DESCRIPTION

TOTAL OB/XF 1,990

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