BLOCK 9 LOT 16
SHEFFIELD VILLAGE PB 5/28 & 29

COLLINS DAVID & CANDACE N
54175 JEANNIE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0009-0160

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	05	Quality Level 05

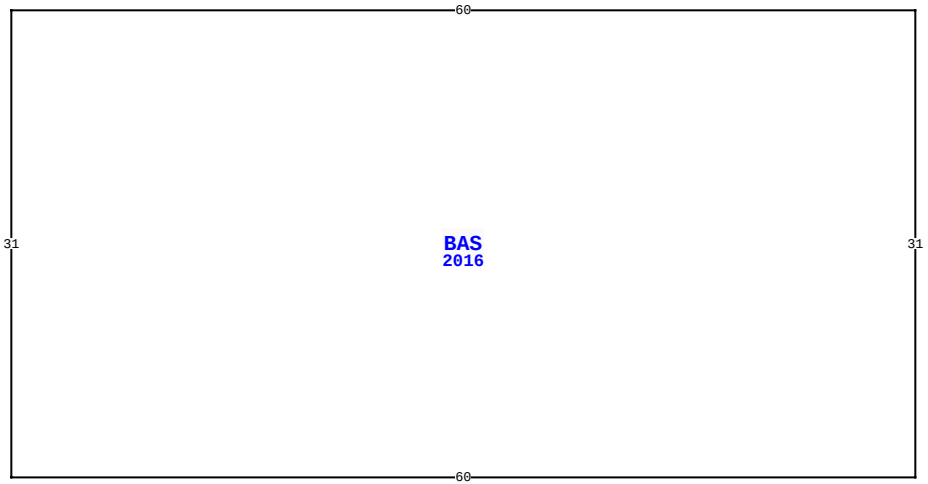
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2016	1,860	217,006
TOTALS	1,860			1,860	217,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	144.4800	122.81	228,427	2016	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2023 Heated Area: 1860 HX Base Yr 2023



54175 JEANNIE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,006
TOTAL MARKET OB/XF VALUE		1,373
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		268,379
SOH/AGL Deduction		23,504
ASSESSED VALUE		244,875
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,153
TOTAL JUST VALUE		268,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165723	CO ISSUED	0	05/02/2016
MH165723	MH MOVE-ON	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/1517	5/20/2021	WD	Q	I	01	206,000
GRANTOR: DRIGGERS TED & SANDRA						
GRANTEE: COLLINS DAVID & CAN						
2035/1833	3/22/2016	WD	U	I	37	25,000
GRANTOR: ENLOW CAROL SELLERS						
GRANTEE: DRIGGERS TED & SAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S31 E60 N31$.

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	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2005	2005	3	22	1,373	

LAND DESCRIPTION

TOTAL OB/XF 1,373

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/14/2022 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS