PT OF LOTS 3 & 4
IN OR 2366/1516
HOLIDAY TIME SUB PB 5/14

SHEFFIELD SHANNON MISTY
36073 JW ELLIOTT DR
CALLAHAN, FL 32011

2025

37-3N-24-2720-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

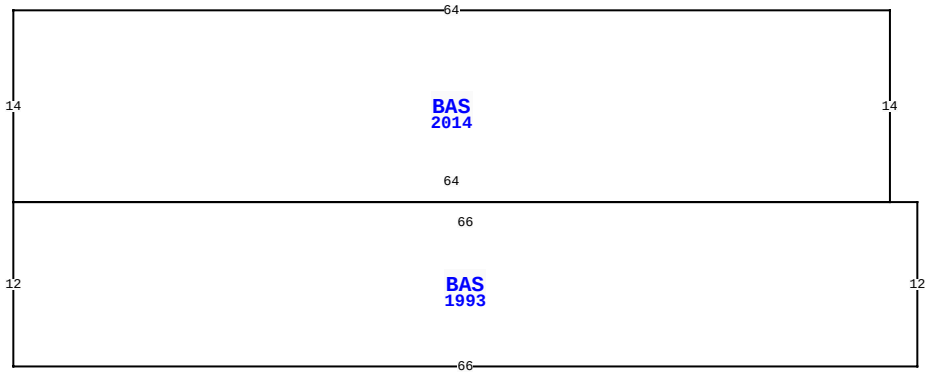
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 90
Exterior Wall	26	AL SIDING 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1993	792	21,289
BAS	896	100	2014	896	24,085
TOTALS	1,688			1,688	45,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,688	112.0000	89.60	151,245	1971	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1688 HX Base Yr 2022



36073 JW ELLIOTT DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,374
TOTAL MARKET OB/XF VALUE		185
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		90,559
SOH/AGL Deduction		18,628
ASSESSED VALUE		71,931
TOTAL EXEMPTION VALUE	HX HB DX	51,931
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		90,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1516	6/02/2020	QC	U	I	11	100
GRANTOR: SHEFFIELD JAMES E						
GRANTEE: SHEFFIELD SHANNON M						
1420/1025	6/15/2006	WD	Q	I		47,900
GRANTOR: RAULERSON THERESA						
GRANTEE: SHEFFIELD JAMES E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W64 S14 E64 N14 $
BAS=[YR=1993;ORIG=2,14] W66 S12 E66 N12 $
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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	1242	WD DECK A	0	100	14	6	84.00	SF	10.00	10.00	100	2005	2005	3	22	185	

LAND DESCRIPTION

TOTAL OB/XF 185

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/02/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS