IN OR 726 PG 5

SHEFFIELD EMILY EST
PO BOX 329
CALLAHAN, FL 32011

2026

19-2N-25-0000-0019-0000

BUILDING CHARACTERISTICS

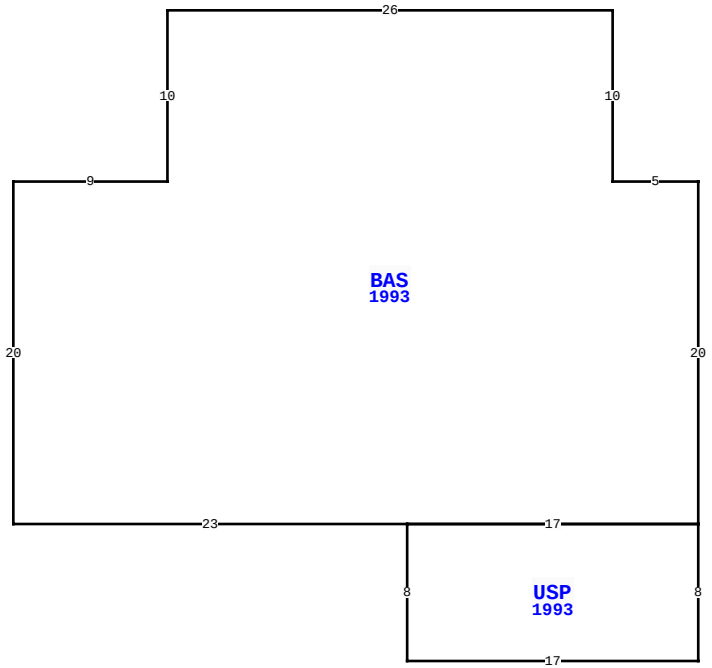
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1993	1,060	76,030
USP	136	30	1993	41	2,941
TOTALS	1,196			1,101	78,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,101	89.3000	93.76	103,230	1960	1960	0	0	0	23.50	76.50

1 SINGLE FAM 0% - 0 Heated Area: 1060 HX Base Yr



45051 ELMWOOD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	78,971
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	91,471
SOH/AGL Deduction	0
ASSESSED VALUE	91,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,471
TOTAL JUST VALUE	91,471
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0726/0005	3/20/1995	PR	Q	I	01	100
GRANTOR: SHEFFIELD EMILY P/R						
GRANTEE: SHEFFIELD EMILY						
0723/1881	2/15/1995	QC	Q	V	06	100
GRANTOR: JONES DAVID/DAVIS SAR						
GRANTEE: SHEFFIELD EMILY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N10 W26 S10 W9 S20 E23 USP=[YR=1993] S8 E17 N8 W17$ E17 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0005	OR	0.00	0.00	0.25	AC		1.00	1.00	1.00	50,000.00	50,000.00	12,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.25 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 07/09/2026 BY SYS