

TRACT 55
IN OR 1669/978
NASSAU VILLAGE WEST PB 5/23

FARACCA ANGELO G & BARBARA J
54194 SHEFFIELD ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299F-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 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. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

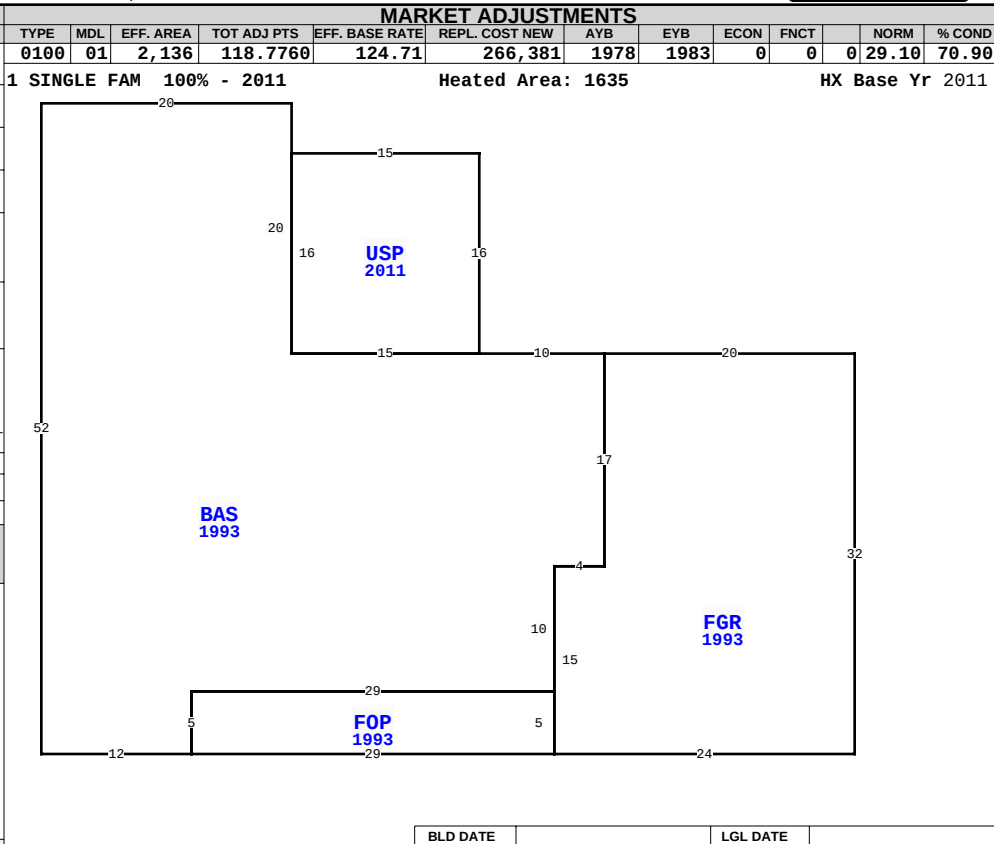
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,635	100	1993	1,635	144,566
FGR	700	55	1993	385	34,041
FOP	145	30	1993	44	3,890
USP	240	30	2011	72	6,366
TOTALS	2,720			2,136	188,864

EXTRA FEATURES		
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L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	1983	1983	03	85	34,000	
7	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2001	2001	3	27	4,725	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0006

REVIEW DATE	01/01/2023	BY	CD
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54194 SHEFFIELD RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															40,195
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TOTAL OB/XF															40,195
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Total Acres: 0.00	Total Land Value: 51,000	Market: 0	Agricultural: 0	Common: 51,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		188,864
TOTAL MARKET OB/XF VALUE		40,195
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		280,059
SOH/AGL Deduction		127,260
ASSESSED VALUE		152,799
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		96,388
TOTAL JUST VALUE		280,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24818	ADDITION	4,687	06/01/2011
B018264	GARAGE	12,500	05/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1669/0978	3/12/2010	WD	Q	I	02	144,500
GRANTOR: BOSTON ROBERT M SR &						
GRANTEE: FARACCA ANGELO G &						
0864/0761	1/26/1999	WD	Q	I		117,000
GRANTOR: ROWE KENNETH & TINA						
GRANTEE: BOSTON ROBERT M SR						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FGR=[YR=1993] W20 BAS=[YR=1993] W10 USP=[YR=2011] N16 W15 S16 E15\$ W15 N20 W20 S52 E12 FOP=[YR=1993] E29 N5 W29S5\$ N5 E29 N10 E4 N17\$ S17 W4 S15 E24 N32\$.		