PT OF LOT 11 (S-3)
IN OR 2761/368
ESMT OR 364/585 & OR 706/546

CARROLL ROBERT B L/E/
54156 SHENANDOAH LN
CALLAHAN, FL 32011

2026

37-1N-25-299R-0011-0030

BUILDING CHARACTERISTICS

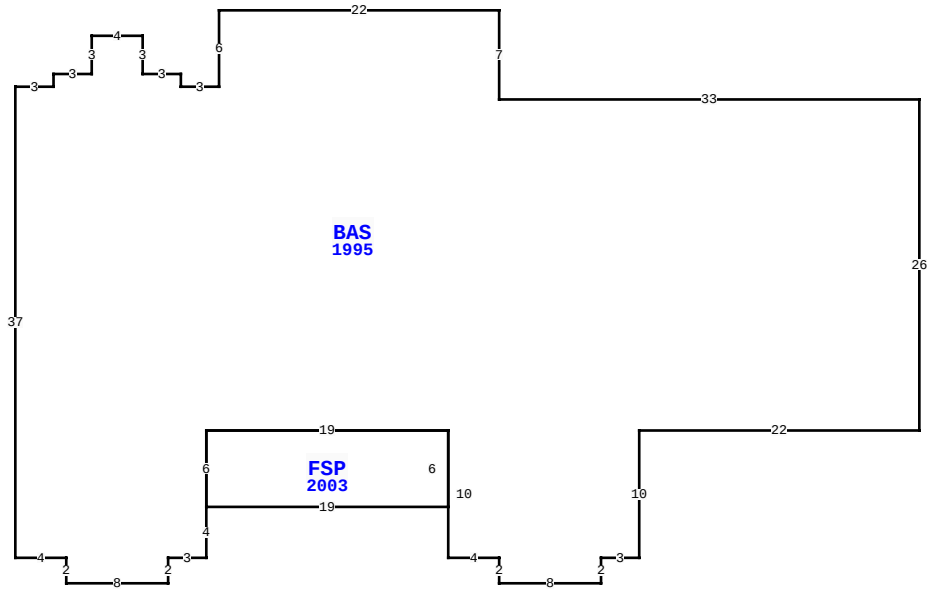
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	2,370	100	1995	2,370	283,907
FSP	114	40	2003	46	5,510
TOTALS	2,484			2,416	289,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,416	111.2000	154.57	373,441	1995	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 0 Heated Area: 2370 HX Base Yr 1984



54156 SHENANDOAH LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		289,417
TOTAL MARKET OB/XF VALUE		28,652
TOTAL LAND VALUE - MARKET		172,900
TOTAL MARKET VALUE		490,969
SOH/AGL Deduction		237,628
ASSESSED VALUE		253,341
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,930
TOTAL JUST VALUE		490,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P94560	NEW CONSTR	3,600	10/01/1994
B941090	NEW CONSTR	93,600	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/368	1/10/2025	LE	U	I	11	100
GRANTOR: CARROLL ROBERT B						
GRANTEE: CARROLL ELIZABETH M						
2317/0272	9/06/2019	QC	U	I	11	100
GRANTOR: CARROLL JOANNE						
GRANTEE: CARROLL ROBERT B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W33 N7 W22 S6 W3 N1 W3 N3 W4 S3 W3 S1 W3 S37 E4 S2 E8 N2 E3 N4 FSP=[YR=2003] E19 N6 W19 S6 $ N6 E19 S10 E4 S2 E8 N2 E3 N10 E22 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	0511	GARAGE CB-	0	100	29	40	1,160.00	SF	40.00	40.00	100	1990	1990	3	54.5	25,288	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	
4	0681	POLE SHED	0	100	9	20	180.00	SF	15.00	15.00	100	1991	1991	3	20	540	
5	0940	SHEDS/PORT	0	100	6	10	60.00	SF	19.50	19.50	100	1985	1985	3	20	234	

LAND DESCRIPTION

TOTAL OB/XF 28,652

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	4.94	AC		1.00	1.00	1.00	35,000.00	35,000.00	172,900							

REVIEW DATE 02/27/2025 BY TWA Total Acres: 4.94 Total Land Value: 172,900 Market: 0 Agricultural: 0 Common: 172,900 PRINTED 07/09/2026 BY SYS