BLOCK 1 LOT 66
IN OR 1875/906
1984 CONC DW/MH

NORRIS MARY & ROLAND
54174 SHERWOOD RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0660

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

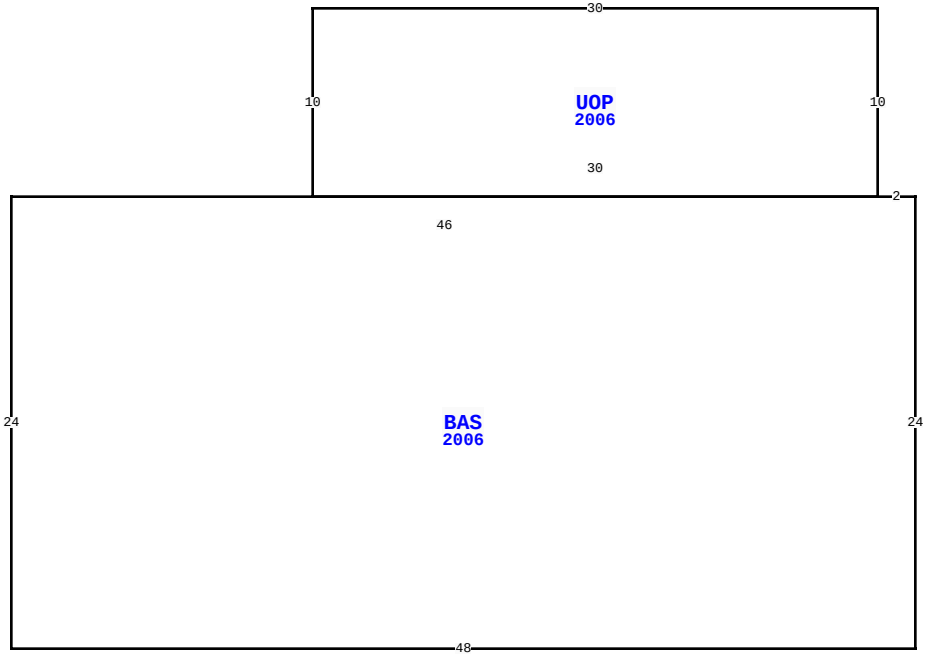
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2006	1,152	34,311
UOP	300	25	2006	75	2,234
TOTALS	1,452			1,227	36,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,227	116.8000	99.28	121,817	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 100% - 2015 Heated Area: 1152 HX Base Yr 2015



54174 SHERWOOD RD, CALLAHAN

BLD DATE	04/26/2007	DJ	LGL DATE	
XF DATE	04/26/2007	DJ	LAND DATE	05/07/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		36,545
TOTAL MARKET OB/XF VALUE		15,139
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		102,684
SOH/AGL Deduction		47,123
ASSESSED VALUE		55,561
TOTAL EXEMPTION VALUE	HX HB	30,561
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		102,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327669	XFOB	17,245	10/01/2013
7958	MH MOVE-ON	100	10/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1875/0906	4/11/2012	QC	U	I	11	100
GRANTOR: BAILEY LUCIAN H & SAR						
GRANTEE: NORRIS MARY & ROLAN						
1788/0071	4/11/2012	QC	U	I	11	100
GRANTOR: TRUSTEES OF LUCIAN &						
GRANTEE: NORRIS MARY & ROLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 UOP=[YR=2006] N10 W30 S 10 E30$ W46 S24 E48 N24$.

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	10	10	100.00	SF	10.00	10.00	100	1990	1990	3	20	200	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	51.5	1,030	
4	0751	UOP	0	100	8	8	64.00	SF	10.00	10.00	100	2008	2008	3	44	282	
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2013	2013	3	50	3,000	
6	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2013	2013	3	50	2,000	
7	1242	WD DECK A	0	100	0	0	1,109.00	SF	10.00	10.00	100	2017	2017	3	70	7,763	

LAND DESCRIPTION

TOTAL OB/XF 15,139

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	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS