

FRAZIER RUSSELL L/KACZMARCZYK-KROEZEN SANDRA L
54232 SHERWOOD RD
CALLAHAN, FL 32011

37-1N-25-299S-0001-0680

[illegible]

BLOCK 1 LOT 68
IN OR 1991/67
1999 REGE DW/MH

FRAZIER RUSSELL L/KACZMARCZYK-KROEZEN SANDRA L
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2026

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality	06	Quality Level 06			
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	576	100	2024	576	13,642
FCP	288	25	2026	72	1,705
TOTALS	864			648	15,347

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	648	63.2500	24.67	15,986	2021	2021	0	0	4.00	96.00
2 GARAGE RES 100% - 2025 Heated Area: 576 HX Base Yr 2016											
FCP 2026 BAS 2024											
54232 SHERWOOD RD, CALLAHAN											

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										125,603		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										51,000		
TOTAL MARKET VALUE										176,603		
SOH/AGL Deduction										78,226		
ASSESSED VALUE										98,377		
TOTAL EXEMPTION VALUE					HX HB WX DD					66,411		
BASE TAXABLE VALUE										31,966		
TOTAL JUST VALUE										176,603		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										182,817		