

BLOCK 1 LOT 70  
IN OR 1882/528  
SHEFFIELD VILLAGE PB 5/28 & 29

MORRIS DONNA SAPP  
54063 CAMELOT LANE  
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0700



| 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 80      |
| Interior Floo            | 12 | HARDWOOD 20    |
| 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    |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| 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                      | 1,196            | 100         | 1993 | 1,196        | 39,317               |
| STR                      | 32               | 10          | 2008 | 3            | 99                   |
| UEP                      | 380              | 70          | 2013 | 266          | 8,744                |
| UOP                      | 78               | 25          | 2008 | 20           | 658                  |
| UOP                      | 96               | 25          | 2008 | 24           | 789                  |
| TOTALS                   | 1,782            |             |      | 1,509        | 49,607               |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 12 | 8  | 96.00  | SF | 19.50 | 19.50          |
| 2              | 0510       | GARAGE WD-  | 0 100   | 20 | 18 | 360.00 | SF | 28.00 | 28.00          |
| 7              | 0351       | CARPORT MT  | 0 100   | 20 | 18 | 360.00 | SF | 10.00 | 10.00          |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        |

REVIEW DATE 01/01/2023 BY CD

| MARKET ADJUSTMENTS                                      |     |           |             |                |                |                |      |      |      |       |        |
|---------------------------------------------------------|-----|-----------|-------------|----------------|----------------|----------------|------|------|------|-------|--------|
| TYPE                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB  | ECON | FNCT | NORM  | % COND |
| 0820                                                    | 02  | 1,509     | 128.9200    | 109.58         | 165,356        | 1985           | 1995 | 0    | 0    | 70.00 | 30.00  |
| 1 M/H 93- 100% - 2016 Heated Area: 1196 HX Base Yr 2016 |     |           |             |                |                |                |      |      |      |       |        |
|                                                         |     |           |             |                |                |                |      |      |      |       |        |
| 54063 CAMELOT LN, CALLAHAN                              |     |           |             |                |                |                |      |      |      |       |        |
| BLD DATE                                                |     |           |             |                |                | LGL DATE       |      |      |      |       |        |
| XF DATE                                                 |     |           |             |                |                | LAND DATE      |      |      |      |       |        |
| INC DATE                                                |     |           |             |                |                | AG DATE        |      |      |      |       |        |
|                                                         |     |           |             |                |                | 05/07/2026 MLU |      |      |      |       |        |

| TOTAL OB/XF 4,572 |            |             |         |    |    |        |    |       |                |           |         |
|-------------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N               | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1                 | 0940       | SHEDS/PORT  | 0 100   | 12 | 8  | 96.00  | SF | 19.50 | 19.50          | 100       | 1983    |
| 2                 | 0510       | GARAGE WD-  | 0 100   | 20 | 18 | 360.00 | SF | 28.00 | 28.00          | 100       | 2005    |
| 7                 | 0351       | CARPORT MT  | 0 100   | 20 | 18 | 360.00 | SF | 10.00 | 10.00          | 100       | 2008    |

| TOTAL OB/XF 4,572 |          |     |                      |     |      |          |       |       |             |           |      |
|-------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N               | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                 | 000100   | C   | RES                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 6              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 49,607      |  |
| TOTAL MARKET OB/XF VALUE  |  | 4,572       |  |
| TOTAL LAND VALUE - MARKET |  | 51,000      |  |
| TOTAL MARKET VALUE        |  | 105,179     |  |
| SOH/AGL Deduction         |  | 50,061      |  |
| ASSESSED VALUE            |  | 55,118      |  |
| TOTAL EXEMPTION VALUE     |  | 30,118      |  |
| BASE TAXABLE VALUE        |  | 25,000      |  |
| TOTAL JUST VALUE          |  | 105,179     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 109,182     |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B22466     | ADDITION    | 7,186 | 05/01/2009 |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1882/0528                      | 9/23/2013 | QC        | U   | I   | 11         |
| GRANTOR: DOWLING IRENE D       |           |           |     |     | SALE PRICE |
| GRANTEE: MORRIS DONNA SAPP     |           |           |     |     | 100        |
| GRANTOR: PHILLIPS JAMES R & CY |           |           |     |     |            |
| GRANTEE: DOWLING HARRY J & I   |           |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|                |  |  |  |  |  |

| BUILDING DIMENSIONS                                         |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=1993] W6 UOP=[YR=2008] N6 W13 UEP=[YR=2013] N13 W20 |  |  |  |  |  |
| S19 E20 N6\$ S6 E13\$ W40 S26 E12 UOP=[YR=2008] S6 E5       |  |  |  |  |  |
| STR=[YR=2008] S4 E8 N4 W8\$ E11 N6 W16\$ E34 N26\$.         |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |  |  |

Common: 51,000 PRINTED 07/09/2026 BY SYS