BLOCK 3 LOT 21
SHEFFIELD VILLAGE PB 5/28 & 29

GILL JERRY LEE JR
54397 SHERWOOD RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0003-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 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
Quality	05	Quality Level 05

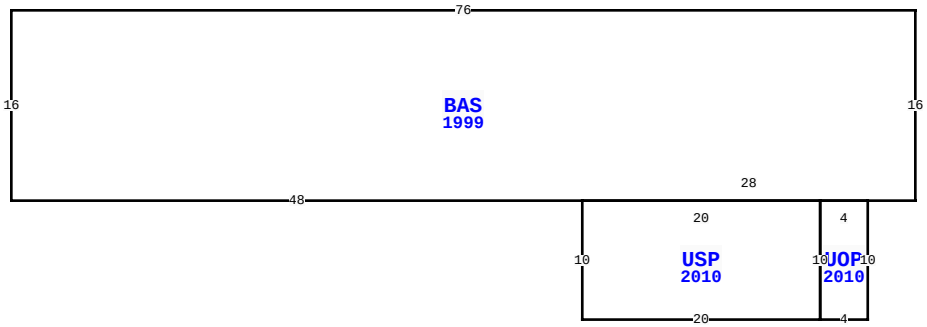
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1999	1,216	110,823
UOP	40	25	2010	10	912
USP	200	50	2010	100	9,114
TOTALS	1,456			1,326	120,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,326	140.6400	126.58	167,845	1995	2015	0	0	0	28.00	72.00

2 M/H 94+ 100% - 2026 Heated Area: 1216 HX Base Yr 2026



54397 SHERWOOD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		120,848
TOTAL MARKET OB/XF VALUE		810
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		172,658
SOH/AGL Deduction		0
ASSESSED VALUE		172,658
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,247
TOTAL JUST VALUE		172,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23980	ADDITION	4,639	10/01/2010
R12450	REPAIR/RRF	800	10/01/2010
MH982489	MH MOVE-ON	0	12/01/1998
9070	MH MOVE-ON	11,000	10/07/1992
6067	REPAIR/RRF	5,900	10/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2665/246	8/29/2023	WD	Q	I	01	215,000
GRANTOR: KENNISON DEBORAH						
GRANTEE: GILL JERRY LEE JR						
2406/1378	10/16/2020	WD	Q	I	01	90,000
GRANTOR: NEVILLE SAMUEL F						
GRANTEE: KENNISON DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S16 E48 USP=[YR=2010] S10 E20
UOP=[YR=2010] E4 N10 W4 S10$ N10 W20$ E28 N16 $.

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	0940	SHEDS/PORT	0	100	15	12	180.00	SF	22.50	22.50	100	1996	1996	3	20	810	

LAND DESCRIPTION

TOTAL OB/XF 810

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