BLOCK 4 LOT 30
SHEFFIELD VILLAGE PB 5/28 & 29

HUDDLESTON AARON COLE
13841 PLEASANTVIEW DR N
JACKSONVILLE, FL 32225

2026

37-1N-25-299S-0004-0300

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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

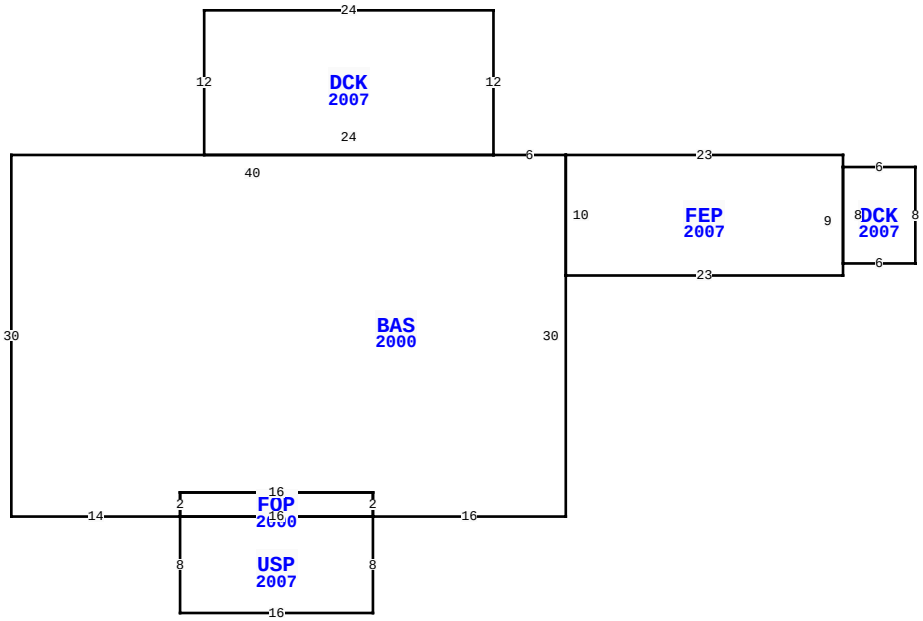
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	2000	1,348	141,590
DCK	48	10	2007	5	526
DCK	288	10	2007	29	3,046
FEP	230	80	2007	184	19,327
FOP	32	30	2000	10	1,050
USP	128	30	2007	38	3,992
TOTALS	2,074			1,614	169,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,614	114.0000	119.70	193,196	2000	2000	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2017 Heated Area: 1348 HX Base Yr 2017



54207 BEA 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		169,529
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		220,529
SOH/AGL Deduction		87,908
ASSESSED VALUE		132,621
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,210
TOTAL JUST VALUE		220,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516697	ADDITION	13,725	09/01/2005
B984923	NEW CONSTR	43,120	05/01/1998
94706	NEW CONSTR	43,120	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2876/317	6/10/2026	WD	Q	I	01	310,000
GRANTOR: KIRK DAVID KYLE & HEA						
GRANTEE: HUDDLESTON AARON CO						
2741/1221	9/27/2024	WD	U	I	11	100
GRANTOR: KIRK DAVID KYLE & HEA						
GRANTEE: KIRK DAVID KYLE & H						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W6 FEP=[YR=2007] N1 W23 BAS=[YR=2000] W6 DCK=[YR=2007] N12 W24 S12 E24$ W40 S30 E14 USP=[YR=2007] S8 E16 N8 W16$ FOP=[YR=2000] E16 N2 W16 S2$ N2 E16 S2 E16 N30$ S10 E23 N9$ S8 E6 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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