BLOCK 6 LOT 21
SHEFFIELD VILLAGE PB 5/28 & 29

BERGERON MICHAEL RODNEY/BERGERON MELISSA SUEELLEN
54159 HELLER RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0006-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

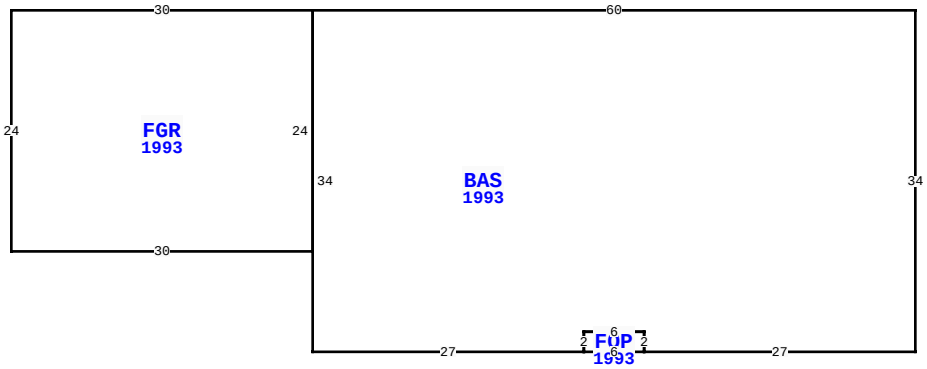
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,028	100	1993	2,028	186,859
FGR	720	55	1993	396	36,487
FOP	12	30	1993	4	369
TOTALS	2,760			2,428	223,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,428	104.4680	109.69	266,327	1990	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2025 Heated Area: 2028 HX Base Yr 2025



54159 HELLER 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		223,715
TOTAL MARKET OB/XF VALUE		924
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		275,639
SOH/AGL Deduction		37,058
ASSESSED VALUE		238,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,170
TOTAL JUST VALUE		275,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005102	REPAIR/RRF	11,000	06/01/2018
3488	H/AC	1,800	08/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1058	5/16/2023	PR	U	I	19	250,000
GRANTOR: COLEMAN CYNTHIA AS PR						
GRANTEE: BERGERON MICHAEL RO						
0545/0245	6/09/1988	WD	Q	V		9,300
GRANTOR: HMS AMELIA INC						
GRANTEE: SINGLETON NATHANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 FGR=[YR=1993] W30 S24 E30 N24$ S34 E27
FOP=[YR=1993] E6 N2 W6 S2$ N2 E6S2 E27 N34$.

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	14	11	154.00	SF	30.00	30.00	100	1990	1990	3	20	924	

LAND DESCRIPTION

TOTAL OB/XF 924

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 12/13/2024 BY TWX Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS