BLOCK 7 LOT 4
R787651 & R787652
SHEFFIELD VILLAGE PB 5/28 & 29

BOATRIGHT JOHN QUINCY ADAM
54198 HELLER RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

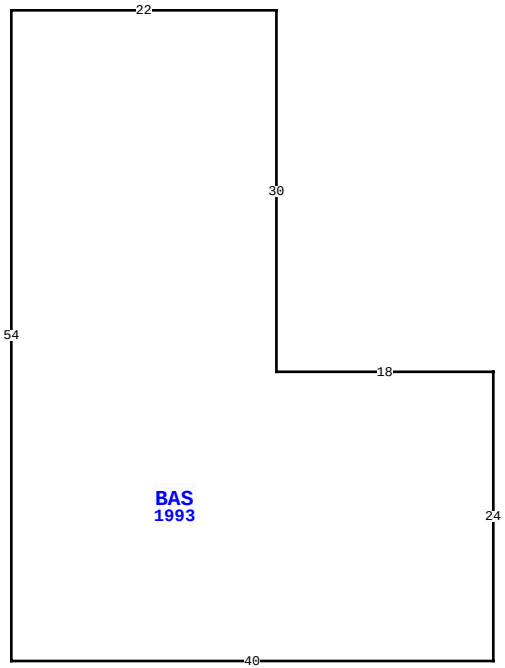
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	47,589
TOTALS	1,620			1,620	47,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	115.2000	97.92	158,630	1986	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 2022 Heated Area: 1620 HX Base Yr 2022



54198 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		47,589
TOTAL MARKET OB/XF VALUE		1,685
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		100,274
SOH/AGL Deduction		18,649
ASSESSED VALUE		81,625
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,214
TOTAL JUST VALUE		100,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1541	8/05/2021	WD	U	I	30	40,000
GRANTOR: BOATRIGHT FLOYD D & V						
GRANTEE: BOATRIGHT JOHN QUIN						
1223/0003	4/16/2004	WD	Q	I	06	50,000
GRANTOR: HADLEY DEAN & TERESA						
GRANTEE: BOATRIGHT FLOYD D E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N30 W22 S54 E40 N24$.

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	1242	WD DECK A	0	100	10	24	240.00	SF	10.00	10.00	100	1998	1998	3	20	480	
2	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1999	1999	3	20	96	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	1990	1990	3	20	936	
4	0751	UOP	0	100	8	6	48.00	SF	10.00	10.00	100	2006	2006	3	36	173	

LAND DESCRIPTION

TOTAL OB/XF 1,685

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