BLOCK 7 LOT 8
SHEFFIELD VILLAGE PB 5/28 & 29

LITTLE KELLY
54086 HELLER RD
CALLAHAN, FL 32011

**2026**

**37-1N-25-299S-0007-0080**

## BUILDING CHARACTERISTICS

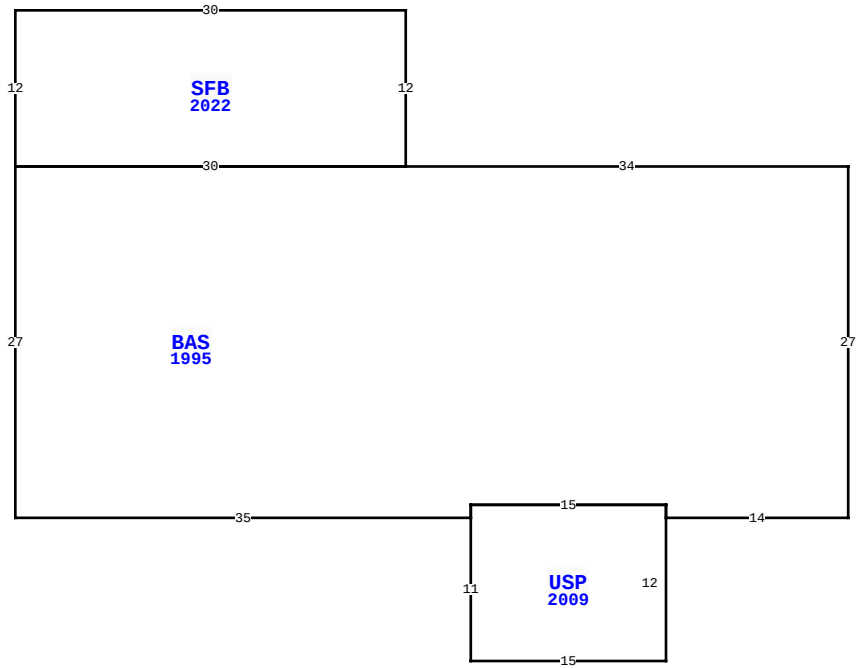
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 1,713 | 100 | 1995 | 1,713 | 96,041 |
| SFB | 360 | 80 | 2022 | 288 | 16,147 |
| USP | 180 | 50 | 2009 | 90 | 5,046 |
| TOTALS | 2,253 | | | 2,091 | 117,234 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,091 | 148.3200 | 133.49 | 279,128 | 1995 | 2000 | 0 | 0 | 0 | 58.00 | 42.00 |

1 M/H 94+ 0% - 2026 Heated Area: 2001 HX Base Yr




54086 HELLER RD, CALLAHAN

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 117,234 |
| TOTAL MARKET OB/XF VALUE | 3,977 |
| TOTAL LAND VALUE - MARKET | 51,000 |
| TOTAL MARKET VALUE | 172,211 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 172,211 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 172,211 |
| TOTAL JUST VALUE | 172,211 |
| NCON VALUE | 49,598 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 99,102 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH951046 | MH MOVE-ON | 0 | 09/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2805/1959 | 8/01/2025 | WD | Q | I | 01 | 205,000 |
| GRANTOR: STF CAPITAL GROUP LLC | | | | | | |
| GRANTEE: LITTLE KELLY | | | | | | |
| 2776/254 | 3/19/2025 | WD | U | I | 37 | 118,000 |
| GRANTOR: HOBLIT MARK & JULIE | | | | | | |
| GRANTEE: STF CAPITAL GROUP L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W34 W30 S27 E35 N1 E15 S1 E14 N27 $
SFB=[YR=2022;ORIG=-34,0] N12 W30 S12 E30 $
USP=[YR=2009;ORIG=-29,27] S11 E15 N12 W15 S1 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 74 | 2,590 | |
| 3 | 0350 | CARPORT WD | 0 | 0 | 18 | 18 | 324.00 | SF | 13.00 | 13.00 | 100 | 1993 | 1993 | 3 | 20 | 842 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 8 | 128.00 | SF | 21.30 | 21.30 | 100 | 2003 | 2003 | 3 | 20 | 545 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,977

| 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 | 0 | 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