BLOCK 7 LOT 18 R360035
IN OR 2155/386
SHEFFIELD VILLAGE PB 5/28 & 29

PICKETT DANIEL G/WAINRIGHT KELLY A ET AL
54221 JERRA RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0007-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

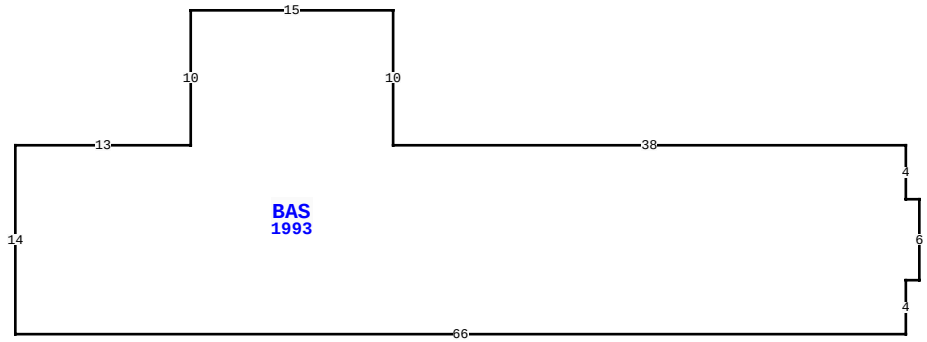
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	26,989
TOTALS	1,080			1,080	26,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,080	98.0000	83.30	89,964	1984	1990	0	0	0	70.00	30.00

1 M/H 93- 100% - 2018 Heated Area: 1080 HX Base Yr 2018



54221 JERRA 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		26,989
TOTAL MARKET OB/XF VALUE		4,646
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		82,635
SOH/AGL Deduction		42,895
ASSESSED VALUE		39,740
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		9,740
TOTAL JUST VALUE		82,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/0386	10/10/2017	WD	U	I	11	100
GRANTOR: PICKETT ELIARD M & EM						
GRANTEE: PICKETT DANIEL G, K						
1987/1609	6/17/2015	WD	U	I	11	100
GRANTOR: PICKETT ELIARD MICHAE						
GRANTEE: PICKETT ELIARD MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 N10 W15 S10 W13 S14 E66 N4 E1 N6 W1 N4$.

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	16	8	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	51.5	1,030	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1998	1998	3	24	3,360	

LAND DESCRIPTION

TOTAL OB/XF 4,646

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