BLOCK 8 LOT 12
SHEFFIELD VILLAGE PB 5/28 & 29

MOTTER BRADLEY & ASHLEY
54690 WIDLIFE WAY
CALLAHAN, FL 32011

2026

37-1N-25-299S-0008-0120

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

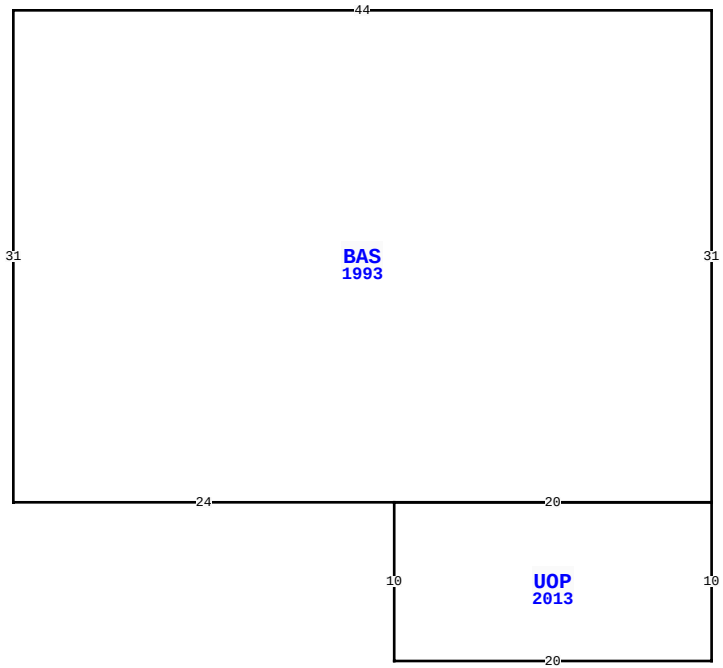
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1993	1,364	88,858
UOP	200	25	2013	50	3,257
TOTALS	1,564			1,414	92,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,414	124.8000	112.32	158,820	2008	2008	0	0	0	42.00	58.00

1 M/H 94+ 0% - 2025 Heated Area: 1364 HX Base Yr



54057 DORNBUSH RD, CALLAHAN

BLD DATE	12/24/2008 KW	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	92,116
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	143,116
SOH/AGL Deduction	22,117
ASSESSED VALUE	120,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,999
TOTAL JUST VALUE	143,116
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5059	CO ISSUED	0	04/01/2008
MH5059	MH MOVE-ON	0	04/01/2008
P13170	OTHER	0	04/01/2008
M13736	MECH OTHER	0	04/01/2008
9071	MH MOVE-ON	27,000	10/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/513	7/22/2024	WD	Q	I	01	125,000
GRANTOR: BOHANAN PRESTON						
GRANTEE: MOTTER BRADLEY & AS						
2027/0942	2/05/2016	SW	U	I	18	55,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BOHANAN PRESTON & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W44 S31 E24 E20 N31 $
UOP=[YR=2013;ORIG=-20,31] S10 E20 N10 W20 $
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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	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