

BLOCK 9 LOT 9
IN OR 1796/394
1986 GOLD DW/MH

SULLIVAN RANDALL D
54025 SHERWOOD ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0009-0090



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 90
Interior Floo	08	SHT VINYL 10
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
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	1,470	100	1993	1,470	43,333
DCK	456	15	1994	68	2,005
UCP	405	20	1993	81	2,388
UOP	165	25	1993	41	1,209
TOTALS	2,496			1,660	48,934

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	8	12	96.00	SF	20.10	
2	0940	SHEDS/PORT	0 100	30	12	360.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0820	02	1,660	115.6000	98.26	163,112	1986	1986	0	0
1 M/H 93- 100% - 2013 Heated Area: 1470 HX Base Yr 2013									
54025 SHERWOOD RD, CALLAHAN									

TOTAL OB/XF									
9,242									
BLD DATE	05/19/2008					LGL DATE	05/07/2026		
XF DATE	JW					LAND DATE	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		48,934	
TOTAL MARKET OB/XF VALUE		9,242	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		109,176	
SOH/AGL Deduction		55,084	
ASSESSED VALUE		54,092	
TOTAL EXEMPTION VALUE		HX HB 29,092	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		109,176	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		105,729	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3772	H/AC	1,800	05/14/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1796/0394	5/30/2012	WD	U	I	12	6,200
GRANTOR: VICKERS RICHARD A & S						
GRANTEE: SULLIVAN RANDALL D						
0494/0289	7/01/1986	WD	Q	V		10,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=1993] W15 BAS=[YR=1993] W27 DCK=[YR=1994] N10 W36 S22 E8 N12 E28 \$ W28 S27 E16 UOP=[YR=1993] S10 E15 N11 W15 S1\$ N1 E15 S1 E24 N27\$ S27 E15 N27\$.									