BLOCK 9 LOT 13
SHEFFIELD VILLAGE PB 5/28 & 29

BATES CONNOR JAMES & EMILY/WILLIAMS JAMES RICH
54085 JEANNIE ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0009-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

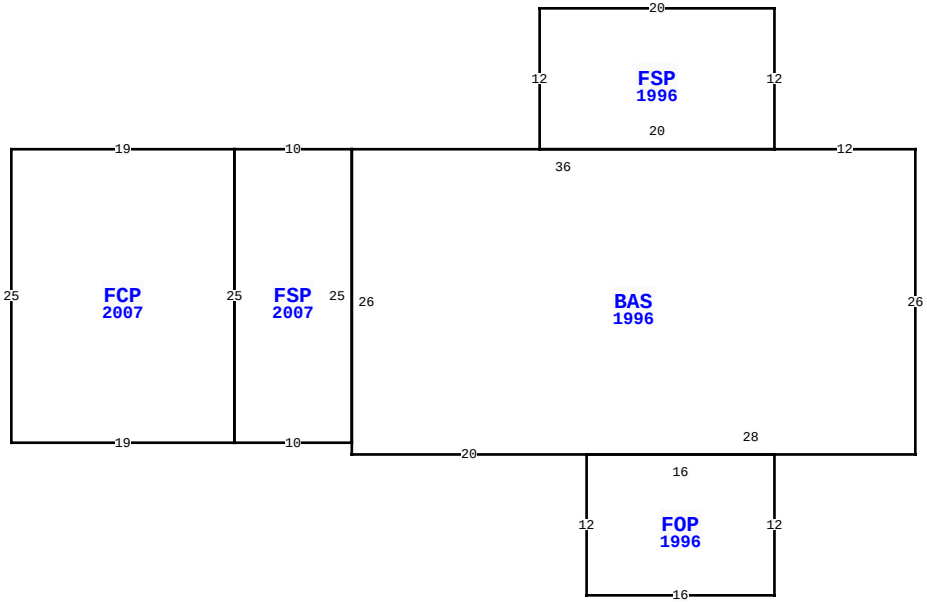
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,248	100	1996	1,248	86,630
FCP	475	25	2007	119	8,260
FOP	192	30	1996	58	4,026
FSP	240	60	1996	144	9,996
FSP	250	60	2007	150	10,412
TOTALS	2,405			1,719	119,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,719	148.3200	133.49	229,469	1995	2005	0	0	0	48.00	52.00

1 M/H 94+ 100% - 2026 Heated Area: 1248 HX Base Yr 2026



54085 JEANNIE 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		119,324
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		170,324
SOH/AGL Deduction		0
ASSESSED VALUE		170,324
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,913
TOTAL JUST VALUE		170,324
NCON VALUE		9,949
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603091	XFOB	8,300	07/01/1996
MH951015	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2870/792	5/01/2026	QC	U	I	11	51,000
GRANTOR: BATES CONNOR JAMES &						
GRANTEE: BATES CONNOR JAMES						
2765/1029	1/29/2025	WD	Q	I	01	210,000
GRANTOR: RYALS VIVIAN V						
GRANTEE: BATES CONNOR JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W12 W36 S26 E20 E28 N26 $
FCP=[YR=2007;ORIG=-58,0] W19 S25 E19 N25 $
FSP=[YR=2007;ORIG=-48,0] W10 S25 E10 N25 $
FSP=[YR=1996;ORIG=-12,0] N12 W20 S12 E20 $
FOP=[YR=1996;ORIG=-28,26] S12 E16 N12 W16 $
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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	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