BLOCK 3 LOT 8 R 107954
IN OR 722 PG 529
SHEFFIELD VILLAGE PB 5/28 & 29

SMOLDER DONALD LEE SR EST
C/O DIANE SMITH SMOLDER, 54412 BEA RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0003-0080

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

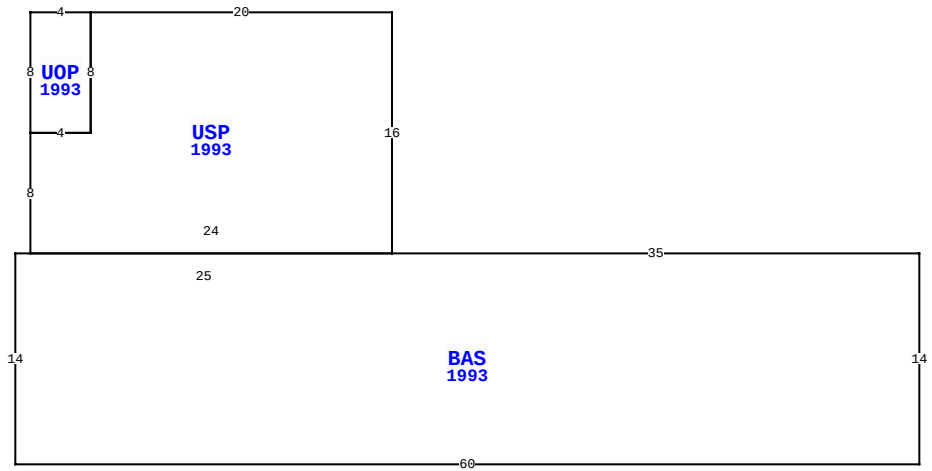
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	15,725
UOP	32	25	8	150
USP	352	50	176	3,295
TOTALS	1,224		1,024	19,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,024	96.0000	62.40	63,898	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1995 Heated Area: 840 HX Base Yr 1995



54412 BEA RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		19,169
TOTAL MARKET OB/XF VALUE		2,594
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		66,763
SOH/AGL Deduction		33,323
ASSESSED VALUE		33,440
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,440
TOTAL JUST VALUE		66,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5662	REPAIR/RRF	3,750	04/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0722/0529	1/19/1995	WD	U	I	07	49,000
GRANTOR: RUSSELL PAMELA J						
GRANTEE: SMOLDER DONALD LEE						
0717/0136	10/28/1994	WD	U	I	12	49,000
GRANTOR: RUSSELL PAMELA J						
GRANTEE: SMOLDER DONALD LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 USP=[YR=1993] N16 W20 UOP=[YR=1993] W4 S8 E4 N8 $ S8 W4 S8 E24 $ W25 S14 E60 N14 $.

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	21	336.00	SF	10.00	10.00	100	1993	1993	3	20	672	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1983	1983	3	20	482	
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1992	1992	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 2,594

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/03/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS