BLOCK 3 LOT 9
SHEFFIELD VILLAGE PB 5/28 & 29

ANDREWS PATRICIA A L/E/
54386 BEA RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

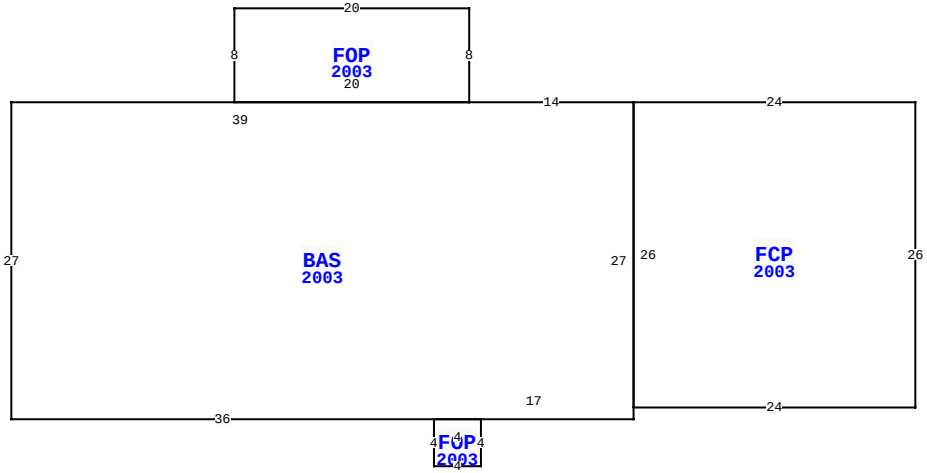
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	1,431	75,905
FCP	624	25	156	8,275
FOP	16	30	5	265
FOP	160	30	48	2,546
TOTALS	2,231		1,640	86,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,640	118.4000	82.88	135,923	2003	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2008 Heated Area: 1431 HX Base Yr 2008



54386 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		86,991
TOTAL MARKET OB/XF VALUE		9,195
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		141,186
SOH/AGL Deduction		64,882
ASSESSED VALUE		76,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,304
TOTAL JUST VALUE		141,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6851	NEW CONSTR	0	06/01/2003
MH	MH MOVE-ON	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0055	11/17/2022	WD	U	I	11	100
GRANTOR: ANDREWS PATRICIA A						
GRANTEE: ANDREWS KATLIN ROSE						
1524/1199	9/11/2007	WD	Q	I		142,900
GRANTOR: MORAN LYLE JR & PHYLL						
GRANTEE: ANDREWS PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2003] W24 BAS=[YR=2003] W14 FOP=[YR=2003] N8 W20 S8 E20$ W39 S27 E36 FOP=[YR=2003] S4 E4 N4 W4$ E17 N27$ S26 E24 N26$.

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
2	0940	SHEDS/PORT	0	100	9	12	108.00	SF	19.50	19.50	100	1996	1996	3	20	421	
4	0812	CONCRETE C	0	100	0	0	1,519.00	SF	4.00	4.00	100	2003	2003	3	84	5,104	
10	1242	WD DECK A	0	100	0	0	356.00	SF	10.00	10.00	100	2016	2016	3	78	2,777	
11	1242	WD DECK A	0	100	0	0	96.00	SF	10.00	10.00	100	2020	2020	3	93	893	

LAND DESCRIPTION

TOTAL OB/XF 9,195

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 05/18/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS