BLOCK 3 LOT 11
IN OR 584 PG 139
SHEFFIELD VILLAGE PB 5/28 & 29

WALTERS LARRY J & TRACY D
54326 BEA ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0003-0110

BUILDING CHARACTERISTICS

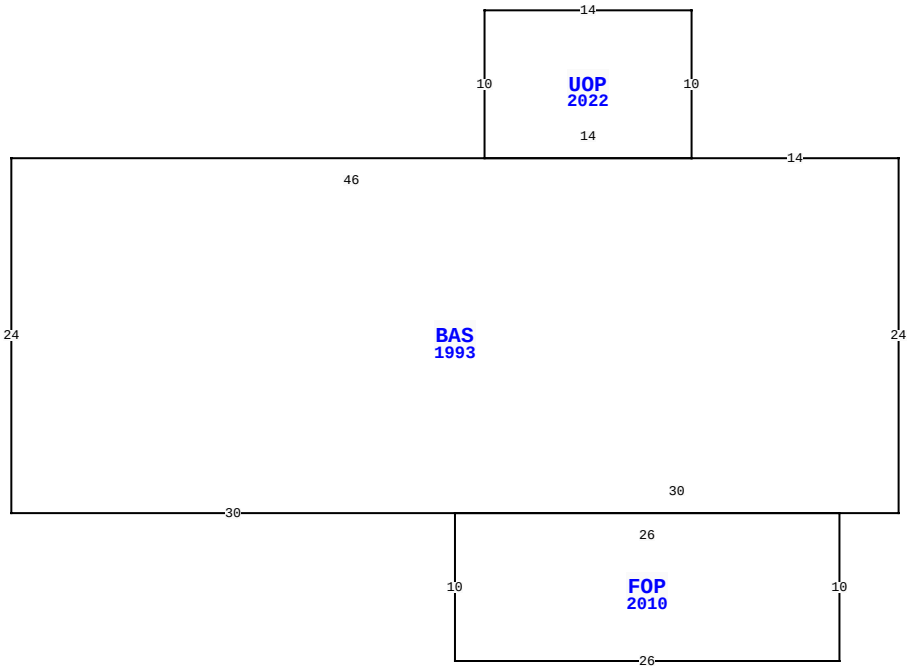
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,440	100	1,440	52,656
FOP	260	30	78	2,852
UOP	140	25	35	1,280
TOTALS	1,840		1,553	56,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,553	117.2000	76.18	118,308	1989	2000	0	0	0	52.00	48.00

1 M/H 93- – 100% - 0 Heated Area: 1440 HX Base Yr



54326 BEA RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		73,260
TOTAL MARKET OB/XF VALUE		7,811
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		126,071
SOH/AGL Deduction		60,194
ASSESSED VALUE		65,877
TOTAL EXEMPTION VALUE	HX HB VX	45,877
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		126,071
NCON VALUE		17,752
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,286

BLDG:1:6: 2/2023KW" EYB ADJSTD FOR NEWER ROOF
BLDG:1:4: 1990 FLTW (1990)
BLDG:1:3: RP: 378158 & 378159
BLDG:1:1: DW/MH/ID: GAFLK35(A/B)02234ET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2214741	GARAGE	34,813	10/03/2022
7558	MH MOVE-ON	30,000	11/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0584/0139	11/17/1989	WD	U	I	07	100
GRANTOR: CHITTY CARMEN C						
GRANTEE: WALTERS LARRY J & T						
0583/1229	11/16/1989	WD	Q	V		13,100
GRANTOR: CHITTY CARMEN C						
GRANTEE: WALTERS LARRY J & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=2022] N10 W14 S10 E14$ W46 S24 E30
FOP=[YR=2010] S10 E26 N10 W26$ E30 N24$.

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
3	0812	CONCRETE C	0	100	0	0	3,051.00	SF	4.00	4.00	100	1991	1991	3	64	7,811	

LAND DESCRIPTION

TOTAL OB/XF 7,811

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

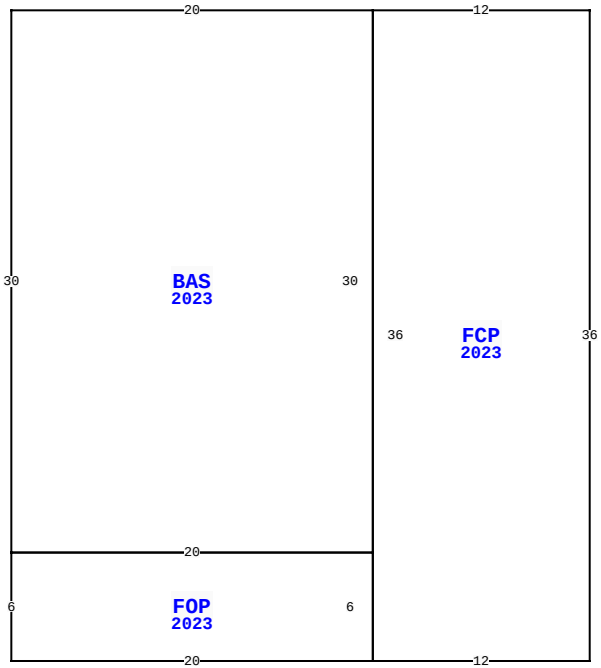
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	13,284
FCP	432	25	108	2,391
FOP	120	30	36	797
TOTALS	1,152		744	16,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	744	63.2500	22.14	16,472	2023	2023	0	0	0	0.00	100.00

2 GARAGE RES – 100% - 2023 Heated Area: 600 HX Base Yr



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GRANTEE: WALTERS LARRY J & T						
0583/1229	11/16/1989	WD	Q	V		13,100
GRANTOR: CHITTY CARMEN C						
GRANTEE: WALTERS LARRY J & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] E20 S30 W20 N30 $
FOP=[YR=2023;ORIG=40,40] E20 S6 W20 N6 $
FCP=[YR=2023;ORIG=60,10] E12 S36 W12 N36 $
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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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS