

BLOCK 3 LOT 12
2000 MERIT DW/MH
SHEFFIELD VILLAGE PB 5/28 & 29

CABAL ROSEMARY & ANGEL JR
54296 BEA RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0003-0120



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
BUD8 Adjustme	06	DIST 1D 100

Quality	04	Quality Level 04
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	1,980	100	1,980	103,632
TOTALS	1,980		1,980	103,632

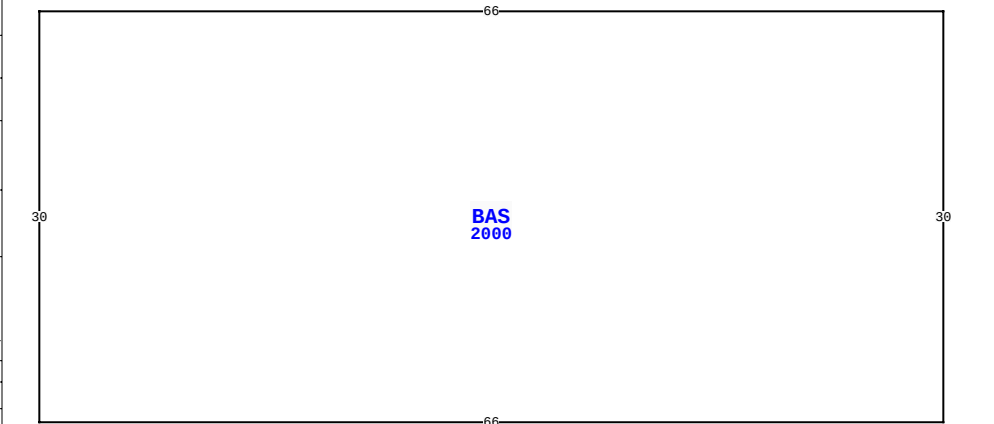
EXTRA FEATURES				
----------------	--	--	--	--

L N	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	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	1984	1984	3	20	579	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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	04/20/2020	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,980	128.9200	90.24	178,675	2000	2005	0	0	0	42.00	58.00	
1 M/H 94+ - 100% - 2022				Heated Area: 1980				HX Base Yr 2022					



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

54296 BEA RD, CALLAHAN

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0	Common: 45,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
------------------------	--	--	--	--	--	--	--	--	--	-------------	--	---

VALUATION SUMMARY										STANDARD	
VALUATION BY											
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										117,456	
TOTAL MARKET OB/XF VALUE										3,554	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										166,010	
SOH/AGL Deduction										27,875	
ASSESSED VALUE										138,135	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										88,135	
TOTAL JUST VALUE										166,010	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										134,112	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992784	MH MOVE-ON	0	01/07/1999
3128	N/A	6,800	12/27/1985

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2509/1681	10/25/2021	WD	Q	I	01	167,000			
GRANTOR: WALKER BOBBIE									
GRANTEE: CABAL ROSEMARY & AN									
1976/0273	4/24/2015	SW	U	I	12	48,000			
GRANTOR: US BANK N A TRUSTEE									
GRANTEE: WALKER BOBBIE									
BUILDING NOTES									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
---------------------	--	--	--	--	--	--	--	--	--

BAS=[YR=2000] W66 S30 E66 N30 \$.									
------------------------------------	--	--	--	--	--	--	--	--	--

CABAL ROSEMARY & ANGEL JR
54296 BEA RD
CALLAHAN, FL 32011

37-1N-25-299S-0003-0120

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

BUD8 Adjustme

Occupancy

15

03

01

03

01

01

01

01

03

1.

06

00

CONC BLOCK 100

GABLE/HIP 100

COMP SHNGL 100

MINIMUM 100

CONC FINSH 100

NONE 100

NONE 100

0 100

MASONRY 100

1. 100

0 100

DIST 1D 100

NONE 100

TOTALS

1,200

1,200

13,824

EXTRA FEATURES

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

650001

1,200

65.8260

23.04

27,648

1986

1989

0

0

50.00

50.00

2 GARAGE RES - 100% - 2022

Heated Area: 1200

HX Base Yr 2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

54296 BEA RD, CALLAHAN

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

PAGE 2 of 2

6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SUBTOTAL

117,456

3,554

45,000

166,010

27,875

138,135

50,000

88,135

166,010

0

134,112

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2509/1681

10/25/2021

WD Q

I

01

167,000

GRANTOR: WALKER BOBBIE

GRANTEE: CABAL ROSEMARY & AN

1976/0273

4/24/2015

SW U

I

12

48,000

GRANTOR: US BANK N A TRUSTEE

GRANTEE: WALKER BOBBIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 E40 N30 \$.

REVIEW DATE

04/20/2020

BY

KBA

Total Acres: 0.00

Total Land Value: 45,000

Market: 0

Agricultural: 0

Common: 45,000

PRINTED 08/02/2023 BY SYS