

OVIATT THEODORE WEBSTER JR
54270 BEA ROAD
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

30
03

VINYL 100
GABLE/HIP 100

Roof Cover
Interior Wall

12
04

MODULAR MT 100
PLYWOOD 50

Interior Wall
Interior Floo

05
14

DRYWALL 50
CARPET 100

Air Condition
Heating Type

03
04

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
WOOD FRAME 100

Stories
Units
BUD8 Adjustme

1.
06

1. 100
0 100
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

1,224

100

1,224

29,596

FOP

160

30

48

1,161

FST

140

65

91

2,201

TOTALS

1,524

1,363

32,957

EXTRA FEATURES

54270 BEA RD, CALLAHAN

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

2

0500

FP-PRE FAB

0 0

0 0

1.00

UT

3,500.00

3,500.00

100

1985

1985

3

60

2,100

5

0812

CONCRETE C

0 0

0 0

1,545.00

SF

4.00

4.00

100

1985

1985

3

49.5

3,059

LAND DESCRIPTION

TOTAL OB/XF

5,159

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

1

000102

C

SFR/MH

0

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

45,000.00

45,000.00

45,000

REVIEW DATE

01/14/2021

BY

KWA

Total Acres:

0.00

Total Land Value:

45,000

Market:

0

Agricultural:

0

Common:

45,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD

0820

02

1,363

124.0000

80.60

109,858

1985

1990

0

0

70.00

30.00

1 M/H 93-

- 0%

- 2023

Heated Area: 1224

HX Base Yr

51

5

10

14

19

14

10

34

20

8

8

20

24

17

BAS

1993

FST

1996

FOP

1996

NASSAU COUNTY PROPERTY

PAGE 1 of 2

6

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE43,031

TOTAL MARKET OB/XF VALUE5,159

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE93,190

SOH/AGL Deduction0

ASSESSED VALUE93,190

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE93,190

TOTAL JUST VALUE93,190

NCON VALUE48,190

INCOME VALUE

PREVIOUS YEAR MKT VALUE73,727

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / IRSN CD SALE PRICE

2636/14615/02/2023FJUUI110

GRANTOR: OVIATT GLENDA SIMMONS

GRANTEE: OVIATT THEODORE WEB

2636/14605/02/2023FJUUI110

GRANTOR: OVIATT GLENDA M EST

GRANTEE: OVIATT THEODORE WEB

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1996] W10 BAS=[YR=1993] N5 W51 S24 E17 FOP=[YR=1996]
S8 E20 N8 W20 \$ E34 N19 \$ S14 E10 N14 \$.

OVIATT THEODORE WEBSTER JR
54270 BEA ROAD
CALLAHAN, FL 32011

2023

[illegible]