BLOCK 3 LOT 19
SHEFFIELD VILLAGE PB 5/28 & 29

HARRISON ALLAN L
54076 BEA RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0003-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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

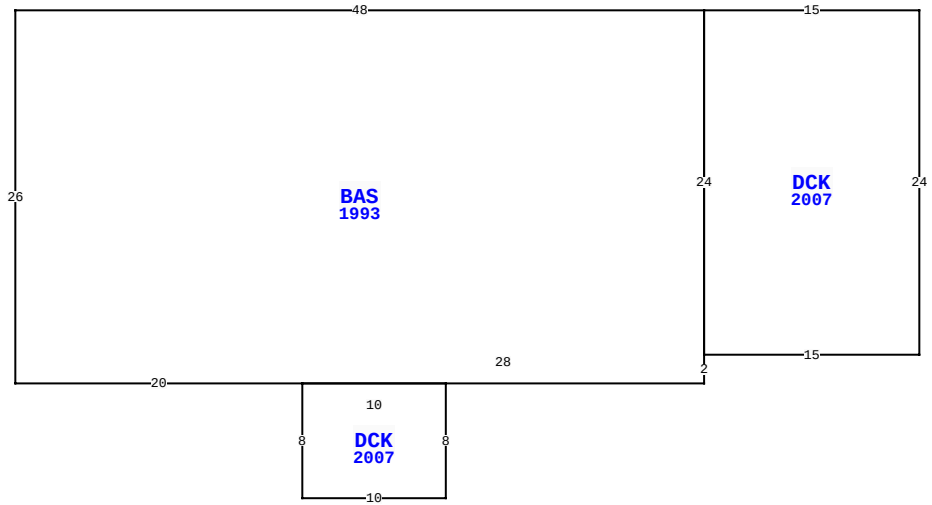
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	68,401
DCK	80	15	12	658
DCK	360	15	54	2,959
TOTALS	1,688		1,314	72,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,314	124.0000	80.60	105,908	1985	2010	0	0	0	32.00	68.00

1 M/H 93- – 100% - 2020 Heated Area: 1248 HX Base Yr 2020



54076 BEA RD, CALLAHAN

BLD DATE	05/28/2008	JW	LGL DATE
XF DATE	05/28/2008	JW	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		72,017
TOTAL MARKET OB/XF VALUE		3,604
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		120,621
SOH/AGL Deduction		40,160
ASSESSED VALUE		80,461
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,461
TOTAL JUST VALUE		120,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0717	8/26/2019	WD	Q	I	02	85,000
GRANTOR: LOVE JASON & JENNIFER						
GRANTEE: HARRISON ALLAN L						
1567/0856	5/20/2008	WD	Q	I		91,800
GRANTOR: COOK CAROLYN						
GRANTEE: LOVE JASON & JENNIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S26 E20 DCK=[YR=2007] S8 E10 N8 W10$ E28 N2 DCK=[YR=2007] E15 N24 W15 S24$ 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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
3	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1994	1994	3	20	1,498	
4	0810	CONCRETE A	0	100	0	0	162.00	SF	6.50	6.50	100	2004	2004	3	86	906	

LAND DESCRIPTION

TOTAL OB/XF 3,604

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 03/29/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS