

BLOCK 4 LOT 28  
IN OR 1996/698  
(EX OR 406/446)

HUTCHINSON LOUISE/MCCAULEY BRITTANY  
54153 BEA RD  
CALLAHAN, FL 32011

2023

37-1N-25-299S-0004-0280

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 70		
Interior Wall	04	PLYWOOD 30		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
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	1,782	100	1,782	34,054
TOTALS	1,782		1,782	34,054

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0820	02	1,782	117.6000	76.44	136,216	1988	1988	0	0	5	70.00	25.00	
1 M/H 93- - 0% - 0			Heated Area: 1782				HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">66</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">66</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">27</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">27</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p style="color: blue; font-weight: bold;">BAS 1993</p> </div> </div>													
54153 BEA RD, CALLAHAN				BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			34,054
TOTAL MARKET OB/XF VALUE			2,870
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			81,924
SOH/AGL Deduction			3,825
ASSESSED VALUE			78,099
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,099
TOTAL JUST VALUE			81,924
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8632	MH MOVE-ON	20,000	08/08/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1996/0698	8/05/2015	SW	U	I	11	100
GRANTOR: HUTCHINSON LOUISE						
GRANTEE: HUTCHINSON LOUISE E						
0790/0283	4/11/1997	WD	Q	I		37,000
GRANTOR: FREY GLORIA S						
GRANTEE: HUTCHINSON LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W66 S27 E66 N27 \$ .

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	1242	WD DECK A	0	0	20	14	SF	10.00	10.00	100	1999	1999	3	20	560	
TOTAL OB/XF 2,870																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							