BLOCK 4 LOT 31
IN OR 598 PG 1189
SHEFFIELD VILLAGE PB 5/28 & 29

GODBOLD ANDREW D
54239 BEA ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0004-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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

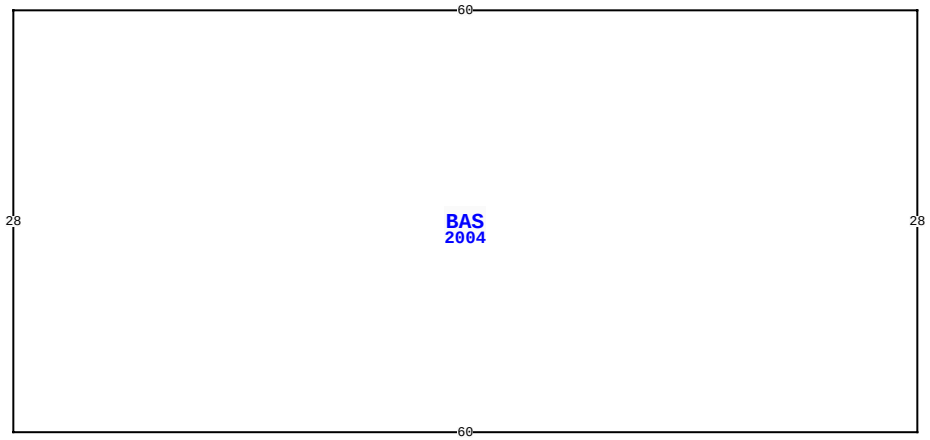
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	75,076
TOTALS	1,680		1,680	75,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	114.0000	79.80	134,064	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 0 Heated Area: 1680 HX Base Yr



54239 BEA RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		75,076
TOTAL MARKET OB/XF VALUE		5,294
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		125,370
SOH/AGL Deduction		50,011
ASSESSED VALUE		75,359
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,359
TOTAL JUST VALUE		125,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0414084	ELEC OTHER	0	12/01/2004
M0409074	H/AC	0	12/01/2004
MH4484	MH MOVE-ON	0	10/01/2004
P8618	NEW CONSTR	0	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0598/1189	6/06/1990	WD	Q	I		34,000
GRANTOR: HOLTON RUFUS JR & K						
GRANTEE: GODBOLD ANDREW D						
0521/1273	7/09/1987	WD	Q	V		9,300
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: HOLTON RUFUS JR & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S28 E60 N28 $.

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
1	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1985	1985	3	20	192	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	1996	1996	3	20	1,123	
3	1242	WD DECK A	0	100	36	12	432.00	SF	10.00	10.00	100	2001	2001	3	20	864	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 5,294

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