BLOCK 4 LOT 38
SHEFFIELD VILLAGE PB 5/28 & 29

KIRKENDALL LAURA L
54439 BEA RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0004-0380

NASSAU COUNTY PROPERTY

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 60
Interior Floo	13	LVT/LAMNT 40
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

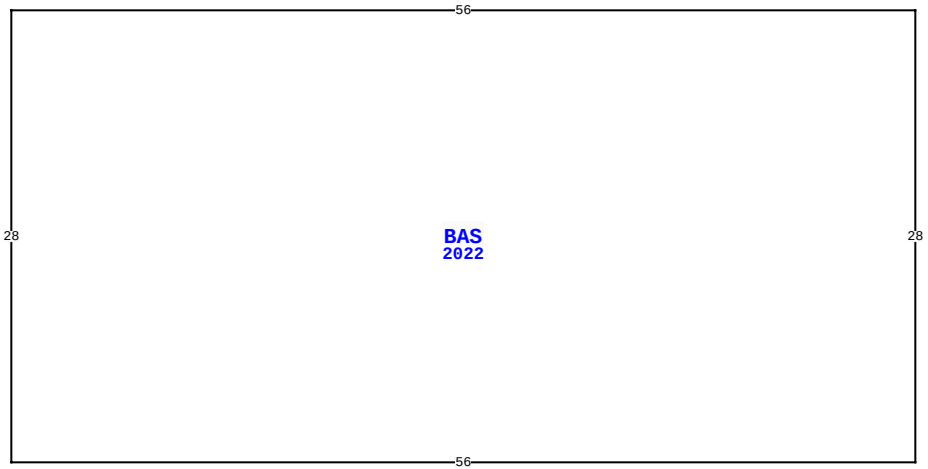
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	140,081
TOTALS	1,568		1,568	140,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	128.9200	90.24	141,496	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2023 Heated Area: 1568 HX Base Yr 2023



54439 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		140,081
TOTAL MARKET OB/XF VALUE		6,981
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		192,062
SOH/AGL Deduction		0
ASSESSED VALUE		192,062
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,062
TOTAL JUST VALUE		192,062
NCON VALUE		140,087
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013200	CO ISSUED	0	02/04/2022
22000715	MH MOVE-ON	0	01/12/2022
M13102	MECH OTHER	0	07/01/2007
Z981084	OTHER	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1093	2/16/2022	WD	Q	I	01	200,000
GRANTOR: 54439 BEA ROAD TRUST						
GRANTEE: KIRKENDALL LAURA L						
2508/1798	10/25/2021	WD	Q	I	01	68,000
GRANTOR: HOLTON KIMBERLY L						
GRANTEE: 54439 BEA ROAD TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S28 E56 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
7	0812	CONCRETE C	0	100	0	0	1,936.00	SF	4.00	4.00	100	2000	2000	3	80	6,195	
8	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2002	2002	3	21	786	

LAND DESCRIPTION

TOTAL OB/XF 6,981

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 12/20/2022 BY KWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS