

**ANDREWS PATRICIA A L/E/
54386 BEA RD
CALLAHAN, FL 32011**

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

30
03

VINYL 100
GABLE/HIP 100

Roof Cover
Roof Cover

03
12

COMP SHNGL 60
MODULAR MT 40

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 100

Air Condition
Heating Type

03
04

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

02

3 100
2 100
WOOD FRAME 100

Stories
Units
BUD8 Adjustme

06

1. 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

1,431

100

1,431

78,785

FCP

624

25

156

8,589

FOP

16

30

5

275

FOP

160

30

48

2,642

TOTALS

2,231

1,640

90,292

EXTRA FEATURES

54386 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

1

0940

SHEDS/POR

0 100

9 12

108.00

SF

19.50

19.50

100

1996

1996

3

20

421

2

0812

CONCRETE C

0 100

0 0

1,519.00

SF

4.00

4.00

100

2003

2003

3

83

5,043

3

1242

WD DECK A

0 100

0 0

356.00

SF

10.00

10.00

100

2016

2016

3

74

2,634

4

1242

WD DECK A

0 100

0 0

96.00

SF

10.00

10.00

100

2020

2020

3

90

864

LAND DESCRIPTION

TOTAL OB/XF

8,962

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

05/18/2021

BY

KBA

Total Acres:

0.00

Total Land Value:

45,000

Market:

0

Agricultural:

0

Common:

45,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDTOTAL

0800

02

1,640

118.4000

88.80

145,632

2003

2008

0

0

0

38.00

62.00

1 M/H 94+ - 100% - 2008

Heated Area: 1431

HX Base Yr 2008

20

8

8

20

39

14

24

27

26

17

24

26

36

4

4

FOP

2003

BAS

2003

FCP

2003

FOP

2003

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE90,292

TOTAL MARKET OB/XF VALUE8,962

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE144,254

SOH/AGL Deduction65,661

ASSESSED VALUE78,593

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE28,593

TOTAL JUST VALUE144,254

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE141,186

PERMIT NUM

DESCRIPTION

AMT

ISSUED

P6851

NEW CONSTR

0

06/01/2003

MH

MH MOVE-ON

0

06/01/2003

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2605/005511/17/2022WDUUII11100

GRANTOR: ANDREWS PATRICIA A

GRANTEE: ANDREWS KATLIN ROSE

1524/11999/11/2007WDQUII142,900

GRANTOR: MORAN LYLE JR & PHYLL

GRANTEE: ANDREWS PATRICIA A

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2003] W24 BAS=[YR=2003] W14 FOP=[YR=2003] N8 W20 S8 E20\$ W39 S27 E36 FOP=[YR=2003] S4 E4 N4 W4\$ E17 N27\$ S26 E24 N26\$.