BLOCK 4 LOT 30
SHEFFIELD VILLAGE PB 5/28 & 29

THIS IS THE WAY
54207 BEA RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0004-0300

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	12	HARDWOOD 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

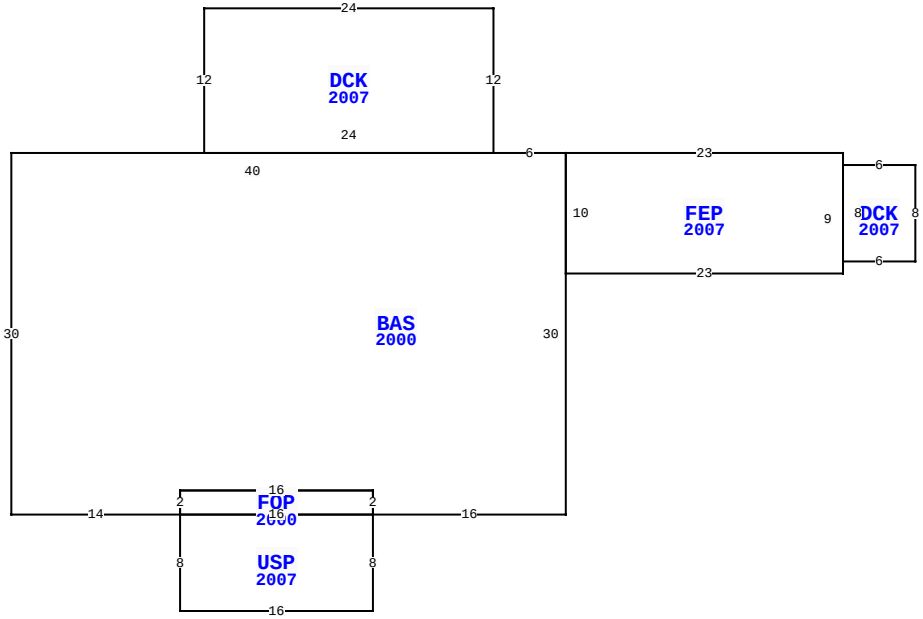
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	1,348	129,564
DCK	48	10	5	481
DCK	288	10	29	2,788
FEP	230	80	184	17,685
FOP	32	30	10	961
USP	128	30	38	3,652
TOTALS	2,074		1,614	155,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,614	114.0000	108.30	174,796	2000	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1348 HX Base Yr 2017



54207 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		155,131
TOTAL MARKET OB/XF VALUE		2,463
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		202,594
SOH/AGL Deduction		77,099
ASSESSED VALUE		125,495
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,495
TOTAL JUST VALUE		202,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516697	ADDITION	13,725	09/01/2005
B984923	NEW CONSTR	43,120	05/01/1998
94706	NEW CONSTR	43,120	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	9/08/2016	CN	Q	I	01	131,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: THIS IS THE WAY						
2009/1031	10/19/2015	CT	U	I	18	64,900
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2001	2001	3	80	2,463	

BUILDING DIMENSIONS

DCK=[YR=2007] W6 FEP=[YR=2007] N1 W23 BAS=[YR=2000] W6 DCK=[YR=2007] N12 W24 S12 E24$ W40 S30 E14 USP=[YR=2007] S8 E16 N8 W16$ FOP=[YR=2000] E16 N2 W16 S2$ N2 E16 S2 E16 N30$ S10 E23 N9$ S8 E6 N8$.

LAND DESCRIPTION

TOTAL OB/XF 2,463

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	000100	C	SFR	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS