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

GODBOLD ANDREW D
54239 BEA ROAD
CALLAHAN, FL 32011

**2024**

**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 |

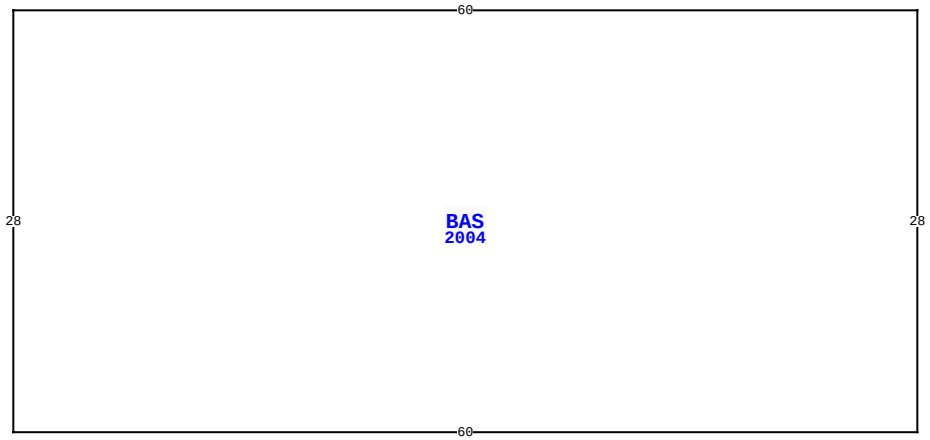
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,680 | 100 | 1,680 | 77,566 |
| TOTALS | 1,680 | | 1,680 | 77,566 |

## 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 | 85.50 | 143,640 | 2004 | 2004 | 0 | 0 | 0 | 46.00 | 54.00 |

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 | | 77,566 |
| TOTAL MARKET OB/XF VALUE | | 5,259 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 127,825 |
| SOH/AGL Deduction | | 50,205 |
| ASSESSED VALUE | | 77,620 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 27,620 |
| TOTAL JUST VALUE | | 127,825 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 125,370 |

| 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 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 88 | 3,080 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,259

| 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 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