

BLOCK 4 LOT 34 R622298
IN OR 529 PG 547
SHEFFIELD VILLAGE PB 5/28 & 29

MIXON CHARLES RAY JR & ZOE A
54327 BEA ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0004-0340



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 90
Interior Floo	08	SHT VINYL 10
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	1,216	100	1,216	51,480
TOTALS	1,216		1,216	51,480

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0 100	0	0	24.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,216	117.6000	88.20	107,251	1996	2001	0	0	52.00	48.00

1 M/H 94+ - 100% - 0

Heated Area: 1216

HX Base Yr

16

76

16

76

BAS
1996

BLD DATE

LGL DATE

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	1242	WD DECK A	0 100	0	0	24.00	SF	10.00	10.00	100	1990	1990	3	20	48	

TOTAL OB/XF										48						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										51,480		
TOTAL MARKET OB/XF VALUE										48		
TOTAL LAND VALUE - MARKET										45,000		
TOTAL MARKET VALUE										96,528		
SOH/AGL Deduction										45,651		
ASSESSED VALUE										50,877		
TOTAL EXEMPTION VALUE					SX HX HB DX					50,877		
BASE TAXABLE VALUE										0		
TOTAL JUST VALUE										96,528		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					95,098							