BLOCK 4 LOT 39
IN OR 604/307
SHEFFIELD VILLAGE PB 5/28 & 29

LOWE HOLLY THOMPSON & JOHN E
P O BOX 900
CALLAHAN, FL 32011-0900

2024

37-1N-25-299S-0004-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

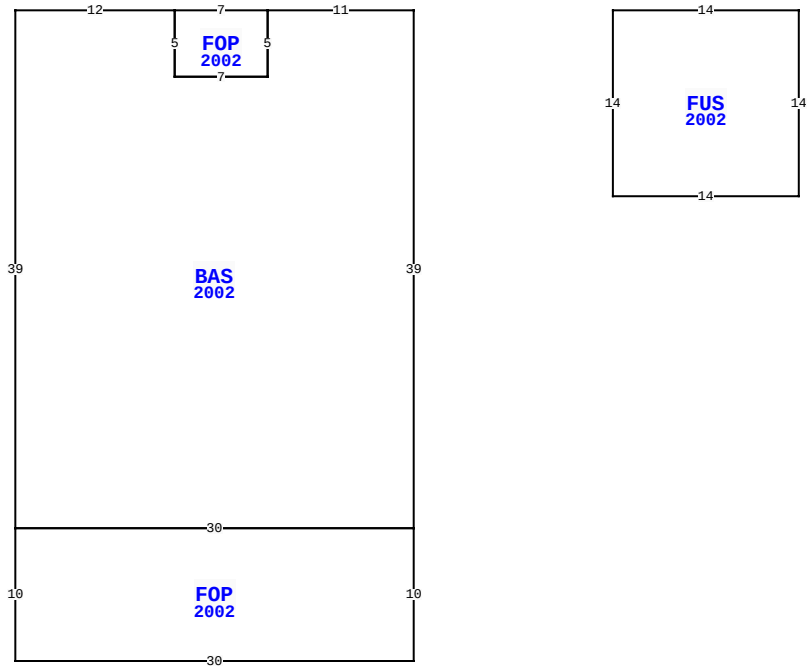
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,135	100	1,135	118,760
FOP	35	30	10	1,046
FOP	300	30	90	9,417
FUS	196	100	196	20,508
TOTALS	1,666		1,431	149,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,431	123.0600	116.91	167,298	2002	2002	0	0	0	10.50	89.50

1 SINGLE FAM – 0% - 0 Heated Area: 1331 HX Base Yr



54463 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	149,732
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	197,742
SOH/AGL Deduction	21,679
ASSESSED VALUE	176,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,063
TOTAL JUST VALUE	197,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9481	NEW CONSTR	2,000	04/01/2002
B9449	NEW CONSTR	113,362	03/01/2002
R3959	REPAIR/RRF	3,500	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0604/0308	8/09/1990	QC	U	I	06	100
GRANTOR: SCOTT HERBERT W						
GRANTEE: LOWE HOLLY THOMPSON						
0604/0307	8/09/1990	WD	U	I	01	100
GRANTOR: LOWE HOLLY THOMPSON						
GRANTEE: LOWE HOLLY & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W11 FOP=[YR=2002] W7 S5 E7 N5 $ S5 W7 N5 W12
S39 FOP=[YR=2002] S10 E30 N10 W30 $ E30 N39 $ PTR= E15
FUS=[YR=2002] E14 S14 W14 N14 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0	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