BLOCK 3 LOT 5
SHEFFIELD VILLAGE PB 5/28 & 29

OSTEEN ROBERT SHAYNE
54496 BEA ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	05	Quality Level 05

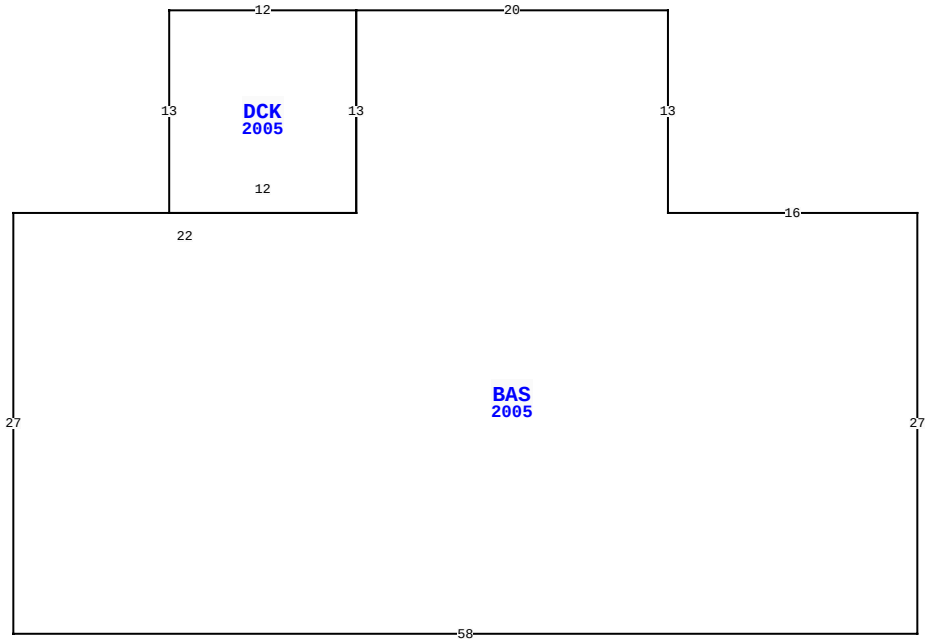
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	2005	1,826	154,514
DCK	156	15	2005	23	1,946
TOTALS	1,982			1,849	156,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,849	146.4000	124.44	230,090	1997	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2024 Heated Area: 1826 HX Base Yr 2024



54496 BEA RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		156,461
TOTAL MARKET OB/XF VALUE		9,828
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		216,289
SOH/AGL Deduction		13,098
ASSESSED VALUE		203,191
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,469
TOTAL JUST VALUE		216,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P08874	OTHER	0	02/01/2005
MH4516	MH MOVE-ON	0	01/06/2005
4871	ADDITION	5,570	05/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0779	12/02/2022	WD	Q	I	01	245,000
GRANTOR: FISH STEVEN D & KATHR						
GRANTEE: OSTEEN ROBERT SHAYN						
2434/0675	2/12/2021	WD	Q	I	02	87,600
GRANTOR: ROUNTREE HARRY F						
GRANTEE: FISH STEVEN D & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 N13 W20 DCK=[YR=2005] W12 S13 E12 N13$ S13 W22 S27 E58 N27$.

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	1,136.00	SF	5.20	5.20	100	1989	1989	3	54.5	3,219	
2	0811	CONCRETE B	0	100	0	0	500.00	SF	5.20	5.20	100	1992	1992	3	62	1,612	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2008	2008	3	31	2,232	

LAND DESCRIPTION

TOTAL OB/XF 9,828

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	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/17/2022 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS