BLOCK 3 LOT 6
IN OR 885/497
SHEFFIELD VILLAGE PB 5/28 & 29

DUFFY MARY E/RAY FRANK A EST
54470 BEA ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

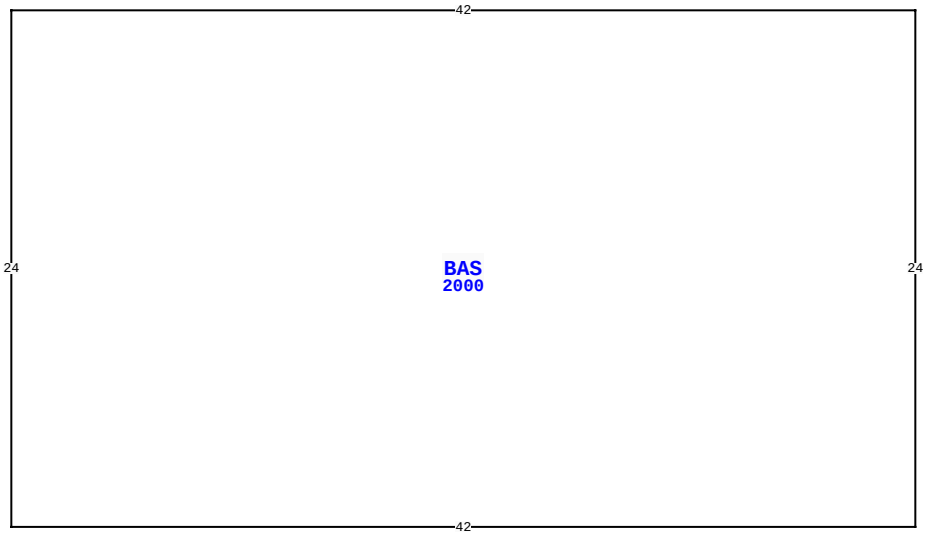
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2000	1,008	158,520
TOTALS	1,008			1,008	158,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,008	135.0000	178.20	179,626	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 0 Heated Area: 1008 HX Base Yr 1987



54470 BEA RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		158,520
TOTAL MARKET OB/XF VALUE		612
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		209,132
SOH/AGL Deduction		125,507
ASSESSED VALUE		83,625
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		27,903
TOTAL JUST VALUE		209,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,596

ABOVE GROUND POOL NO VALUE
MISC SHED NO VLAUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009258	REPAIR/RRF	1,800	07/15/2021
B996226	NEW CONSTR	65,000	01/06/1999
7241	MH MOVE-ON	15,000	04/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0885/0497	6/01/1999	WD	Q	I	01	100
GRANTOR: DUFFY MARY E &						
GRANTEE: DUFFY MARY & FRANK						
0709/0805	7/19/1994	QC	Q	I	06	2,500
GRANTOR: DUFFY GEORGE E JR						
GRANTEE: DUFFY MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W42 S24 E42 N24 $.

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	12	8	96.00	SF	10.00	10.00	100	1989	1989	3	20	192	
2	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2004	2004	3	21	420	

LAND DESCRIPTION

TOTAL OB/XF 612

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS