BLOCK 3 LOT 7 OR 543/753
SHEFFIELD VILLAGE PB 5/28 & 29

FOURAKER TODD & ANGELA KAY
53855 HONEYSUCKLE LN
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0070

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 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	02	Quality Level 02

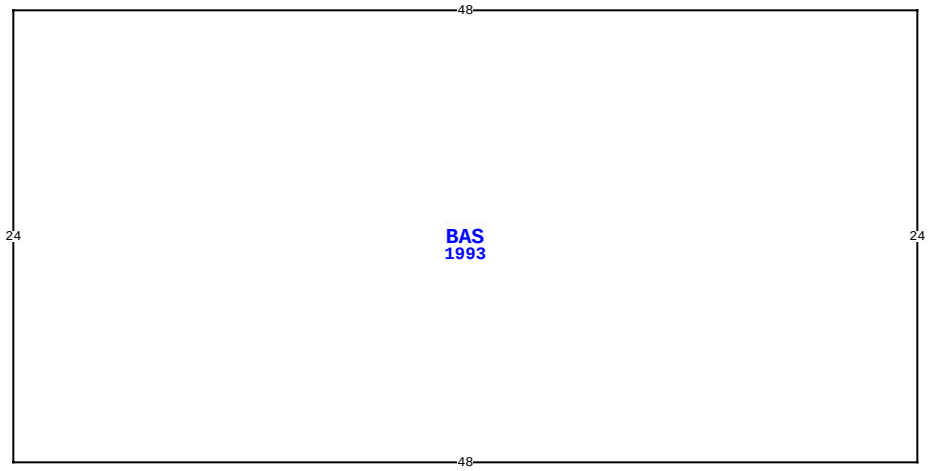
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	22,837
TOTALS	1,152			1,152	22,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	82.6000	66.08	76,124	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



54440 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	22,837
TOTAL MARKET OB/XF VALUE	760
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	73,597
SOH/AGL Deduction	21,108
ASSESSED VALUE	52,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,489
TOTAL JUST VALUE	73,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0543/0753	5/19/1988	WD	U	I	10	9,300
GRANTOR: HMS AMELIA INC						
GRANTEE: FOURAKER TODD & A K						
0448/0754	3/01/1985	CD	Q	V		9,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 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	0	8	28	224.00	SF	10.00	10.00	100	1995	1995	3	20	448	
2	1242	WD DECK A	0	0	12	13	156.00	SF	10.00	10.00	100	1988	1988	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 760

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	0	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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS