



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	2003	1,431	86,410
FCP	624	25	2003	156	9,420
FOP	16	30	2003	5	302
FOP	160	30	2003	48	2,899

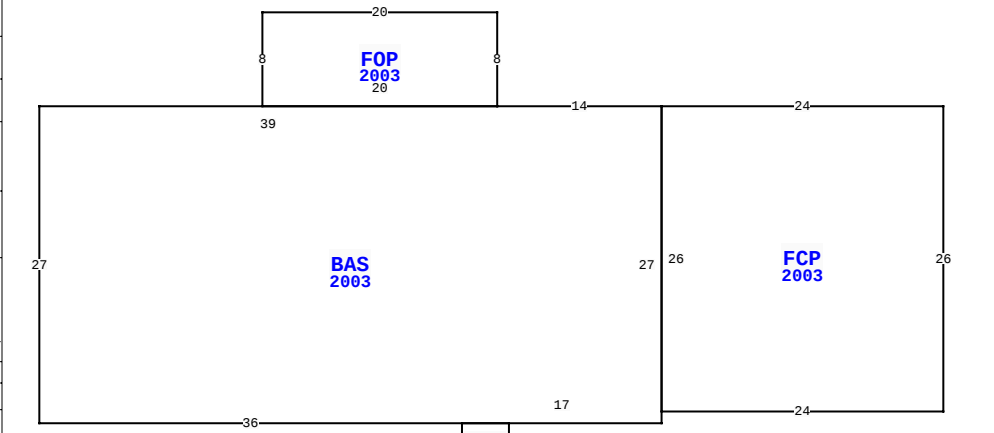
TOTALS	2,231			1,640	99,030
--------	-------	--	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	100	9	12	108.00	SF	19.50	19.50	
2	0812	CONCRETE C	0	100	0	0	1,519.00	SF	4.00	4.00	
3	1242	WD DECK A	0	100	0	0	356.00	SF	10.00	10.00	
4	1242	WD DECK A	0	100	0	0	96.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE	05/18/2021	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,640	118.4000	100.64	165,050	2003	2008	0	0	40.00	60.00
1 M/H 94+ - 100% - 2008 Heated Area: 1431 HX Base Yr 2008											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	2003	1,431	86,410
FCP	624	25	2003	156	9,420
FOP	16	30	2003	5	302
FOP	160	30	2003	48	2,899

54386 BEA RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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	0940	SHEDS/PORT	0	100	9	12	108.00	SF	19.50	19.50	100	1996	1996	3	20	421	
2	0812	CONCRETE C	0	100	0	0	1,519.00	SF	4.00	4.00	100	2003	2003	3	82	4,982	
3	1242	WD DECK A	0	100	0	0	356.00	SF	10.00	10.00	100	2016	2016	3	70	2,492	
4	1242	WD DECK A	0	100	0	0	96.00	SF	10.00	10.00	100	2020	2020	3	86	826	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE	05/18/2021	BY	KBA
-------------	------------	----	-----

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										99,030	
TOTAL MARKET OB/XF VALUE										8,721	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										157,751	
SOH/AGL Deduction										76,879	
ASSESSED VALUE										80,872	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										30,150	
TOTAL JUST VALUE										157,751	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										144,254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6851	NEW CONSTR	0	06/01/2003
MH	MH MOVE-ON	0	06/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2605/0055	11/17/2022	WD	U	I	11	100			
GRANTOR:ANDREWS PATRICIA A									
GRANTEE:ANDREWS KATLIN ROSE									
1524/1199	9/11/2007	WD	Q	I		142,900			
GRANTOR:MORAN LYLE JR & PHYLL									
GRANTEE:ANDREWS PATRICIA A									
BUILDING NOTES									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FCP=[YR=2003] W24 BAS=[YR=2003] W14 FOP=[YR=2003] N8 W20 S8 E20\$ W39 S27 E36 FOP=[YR=2003] S4 E4 N4 W4\$ E17 N27\$ S26 E24 N26\$.											