BLOCK 3 LOT 10
SHEFFIELD VILLAGE PB 5/28 & 29

GILL SARA
54352 BEA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	06	Quality Level 06

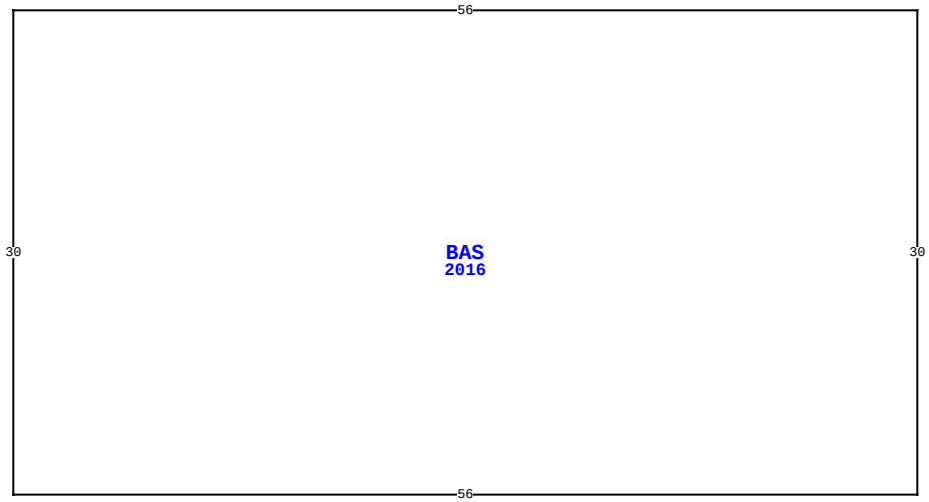
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2016	1,680	155,579
TOTALS	1,680			1,680	155,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	151.3200	128.62	216,082	2014	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2021 Heated Area: 1680 HX Base Yr 2021



54352 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		155,579
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		205,579
SOH/AGL Deduction		53,901
ASSESSED VALUE		151,678
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,956
TOTAL JUST VALUE		205,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165720	MH MOVE-ON	0	03/01/2016
B1631647	DEMOLITION	2,500	01/01/2016
94343	MH MOVE-ON	2,000	01/01/1994
6885	MH MOVE-ON	15,000	09/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2394/0757	9/21/2020	WD	Q	I	01	160,000
GRANTOR: HATCHER JENNIFER R &						
GRANTEE: GILL SARA						
1860/0575	5/31/2013	WD	Q	I	01	18,500
GRANTOR: BOATRIGHT FLOYD & VIR						
GRANTEE: HATCHER JENNIFER RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S30 E56 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS