BLOCK 3 LOT 13
SHEFFIELD VILLAGE PB 5/28 & 29

OVIATT THEODORE WEBSTER JR
85164 ROSE MARIE RD
YULEE, FL 32097

2025

37-1N-25-299S-0003-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
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

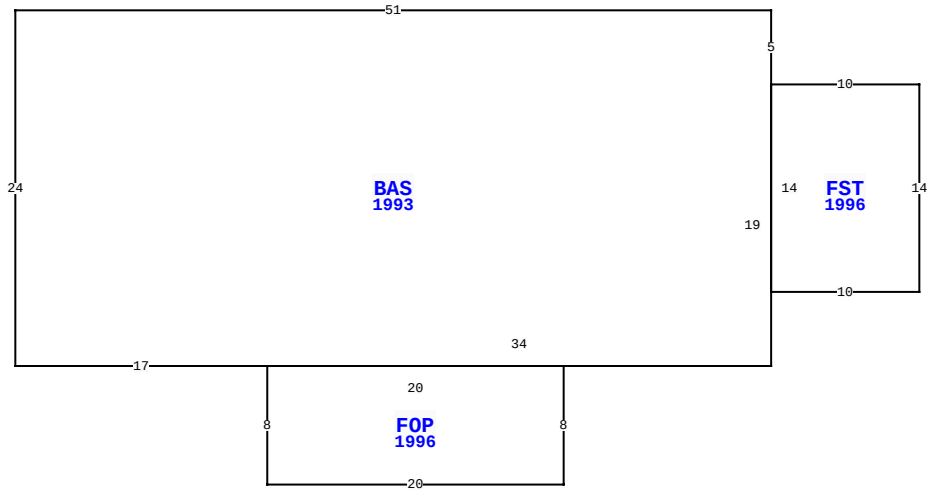
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	36,133
FOP	160	30	1996	48	1,417
FST	140	65	1996	91	2,686
TOTALS	1,524			1,363	40,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,363	123.0000	98.40	134,119	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1224 HX Base Yr



54270 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	50,887
TOTAL MARKET OB/XF VALUE	4,679
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	105,566
SOH/AGL Deduction	515
ASSESSED VALUE	105,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,051
TOTAL JUST VALUE	105,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602621	ADDITION	4,900	01/01/1996
4753	GARAGE	10,608	03/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1461	5/02/2023	FJ	U	I	11	0
GRANTOR: OVIATT GLENDA SIMMONS						
GRANTEE: OVIATT THEODORE WEB						
2636/1460	5/02/2023	FJ	U	I	11	0
GRANTOR: OVIATT GLENDA M EST						
GRANTEE: OVIATT THEODORE WEB						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1996] W10 BAS=[YR=1993] N5 W51 S24 E17 FOP=[YR=1996] S8 E20 N8 W20 $ E34 N19 $ S14 E10 N14 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0812	CONCRETE C	0	0	0	0	1,545.00	SF	4.00	4.00	100	1985	1985	3	44	2,719	

LAND DESCRIPTION

TOTAL OB/XF 4,679

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/25/2025 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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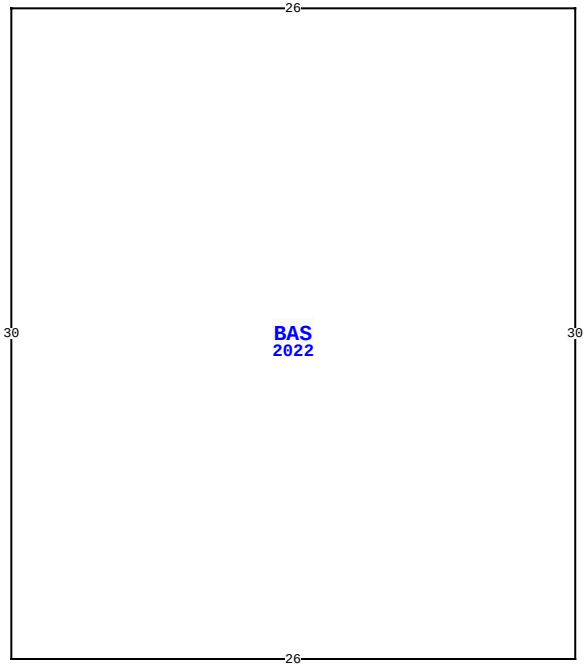
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	780	100	2022	780	10,651
TOTALS	780			780	10,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	73.8100	27.31	21,302	1989	1992	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 2024 Heated Area: 780 HX Base Yr



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ASSESSED VALUE	105,051
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TOTAL JUST VALUE	105,566
NCON VALUE	0
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PREVIOUS YEAR MKT VALUE	95,501

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SALES DATA

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GRANTEE: OVIATT THEODORE WEB						
2636/1460	5/02/2023	FJ	U	I	11	0
GRANTOR: OVIATT GLENDA M EST						
GRANTEE: OVIATT THEODORE WEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S30 E26 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/25/2025 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS