BLOCK 3 PT OF LOTS 15 16 17
IN OR 2675/445
SHEFFIELD VILLAGE PB 5/28 & 29

BEVI VENTURES LLC
500 CENTRE ST
FERNANDINA BEACH, FL 32034

2025

37-1N-25-299S-0003-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
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	03	Quality Level 03

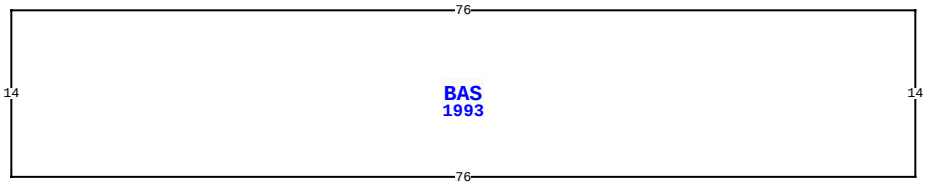
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	25,281
TOTALS	1,064			1,064	25,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	99.0000	79.20	84,269	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1064 HX Base Yr



54178 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	25,281
TOTAL MARKET OB/XF VALUE	1,157
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	76,438
SOH/AGL Deduction	1,333
ASSESSED VALUE	75,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,105
TOTAL JUST VALUE	76,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002442	(REPLACEMENT) NEW	0	03/10/2025
240013070	28*68 3/2 2024 CL		11/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/445	10/06/2023	WD	U	I	11	100
GRANTOR: HALL CATHERINE M						
GRANTEE: BEVI VENTURES LLC						
2675/447	9/14/2023	SW	U	I	16	73,000
GRANTOR: TAYLOR KENNETH C						
GRANTEE: HALL CATHERINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 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	1242	WD DECK A	0	0	12	17	204.00	SF	10.00	10.00	100	1988	1988	3	20	408	
2	0350	CARPORT WD	0	0	12	24	288.00	SF	13.00	13.00	100	1984	1984	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 1,157

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 06/25/2025 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS