

BLOCK 3 LOT 19
SHEFFIELD VILLAGE PB 5/28 & 29

HARRISON ALLAN LEE & CHLOE CHRISTINA
54076 BEA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0190



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	08	SHT VINYL 70			
Interior Floo	14	CARPET 30			
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		04	Quality Level 04		
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	1,560	100	2024	1,560	166,348
UOP	77	25	2024	19	2,026

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,579	126.7200	107.71	170,074	2024	2024	0	0	0	99.00
1 M/H 94+ - 100% - 2025											
Heated Area: 1560											
HX Base Yr 2020											
BAS 2024											
UOP 2024											
54076 BEA RD, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/31/2025 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						168,373					
TOTAL MARKET OB/XF VALUE						4,032					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						222,405					
SOH/AGL Deduction						3,060					
ASSESSED VALUE						219,345					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						168,623					
TOTAL JUST VALUE						222,405					
NCON VALUE						168,373					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						66,906					
MISC ALUMN CRPT (DIRT) = NV KW 12/23											
12/19/23KW: OLD 1985 MH GONE + THE NEW MH IS ONSIT											
NEW DW/MH (28X60) SCOTBILT _ 3BD/2BTH											