BLOCK 3 LOT 20
CASE #2011-CA-111 OR 1772/69
R672169 & R672170

EDWARDS RONNIE L JR
54048 BEA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0200

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

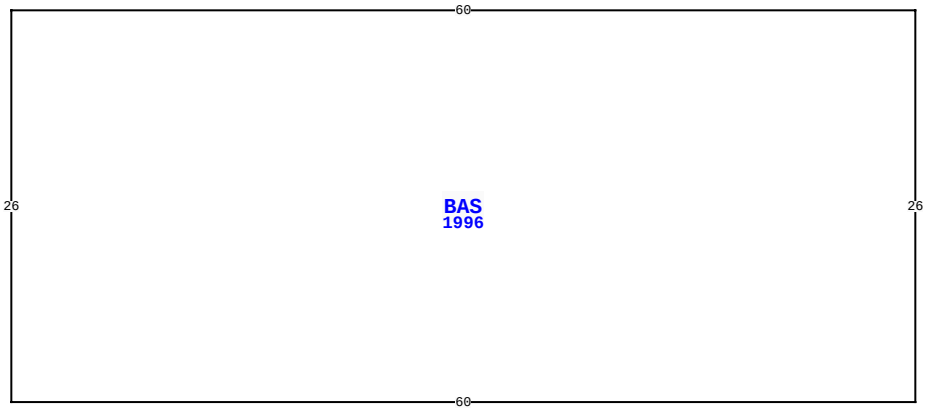
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1996	1,560	51,284
TOTALS	1,560			1,560	51,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	128.9200	109.58	170,945	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2012 Heated Area: 1560 HX Base Yr 2012



54048 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		51,284
TOTAL MARKET OB/XF VALUE		3,281
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		104,565
SOH/AGL Deduction		42,335
ASSESSED VALUE		62,230
TOTAL EXEMPTION VALUE	HX HB	37,230
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0571/0320	5/31/1989	WD	U	I		20,000
GRANTOR: STEPHENS DONALD & S						
GRANTEE: EDWARDS DAVID & S M						
0491/1007	6/01/1986	WD	U	V		8,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S26 E60 N26$.

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	100	10	16	160.00	SF	10.00	10.00	100	1998	1998	3	20	320	
2	0810	CONCRETE A	0	100	26	24	624.00	SF	6.50	6.50	100	1998	1998	3	73	2,961	

LAND DESCRIPTION

TOTAL OB/XF 3,281

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 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS