BLOCK 4 LOT 23
SHEFFIELD VILLAGE PB 5/28 & 29

SCAHILL JAMES L & SANDRA S
54025 BEA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0230

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

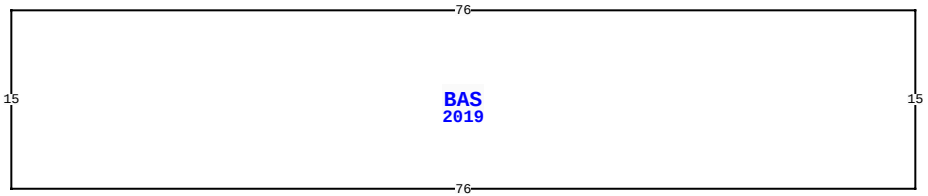
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2019	1,140	104,536
TOTALS	1,140			1,140	104,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	116.0000	98.60	112,404	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2020 Heated Area: 1140 HX Base Yr 2020



54025 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		104,536
TOTAL MARKET OB/XF VALUE		1,014
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		155,550
SOH/AGL Deduction		56,210
ASSESSED VALUE		99,340
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,618
TOTAL JUST VALUE		155,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010405	CO ISSUED	0	12/03/2019
19010405	MH MOVE-ON	0	10/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2301/1682	8/30/2019	WD	Q	I	01	50,000
GRANTOR: CARROLL MARY C						
GRANTEE: SCAHILL JAMES L & S						
0581/0261	10/06/1989	QC	U	I	10	100
GRANTOR: CARROLL JACK D SR						
GRANTEE: CARROLL JACK D JR						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	100	1998	1998	3	20	468	
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	19.50	19.50	100	2000	2000	3	20	546	

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S15 E76 N15$.

LAND DESCRIPTION

TOTAL OB/XF 1,014

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 02/24/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS