BLOCK 4 LOT 25
SHEFFIELD VILLAGE PB 5/28 & 29

FLOREZ DANIEL LEE/SHAW VICTORIA DIANN
54085 BEA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0250

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

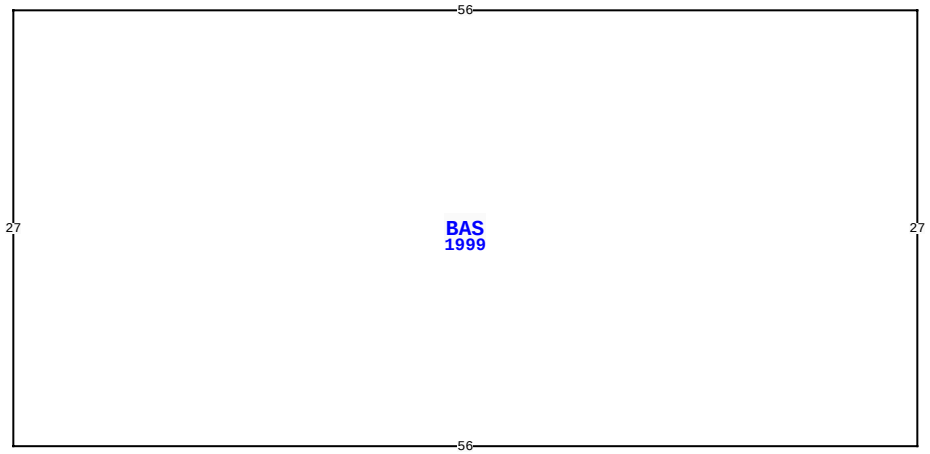
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1999	1,512	75,570
TOTALS	1,512			1,512	75,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.6000	99.96	151,140	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 2024 Heated Area: 1512 HX Base Yr



54085 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	75,570
TOTAL MARKET OB/XF VALUE	576
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	126,146
SOH/AGL Deduction	0
ASSESSED VALUE	126,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,146
TOTAL JUST VALUE	126,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531327	CARPORT	5,201	10/01/2015
B1327842	ADDITION	7,571	10/01/2013
MH982304	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2618/0035	2/07/2023	QC	U	I	11	100
GRANTOR: SHAW BRUCE W						
GRANTEE: FLOREZ DANIEL LEE &						
1448/0925	9/29/2006	WD	Q	I		88,000
GRANTOR: MURRAY MICHAEL & MARG						
GRANTEE: SHAW BRUCE W & SHEI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S27 E56 N27 $.

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	24	288.00	SF	10.00	10.00	100	2002	2002	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS