BLOCK 4 LOT 26
IN OR 867/417
SHEFFIELD VILLAGE PB 5/28 & 29

MURRAY MICHAEL S & MARGARET M
54113 BEA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

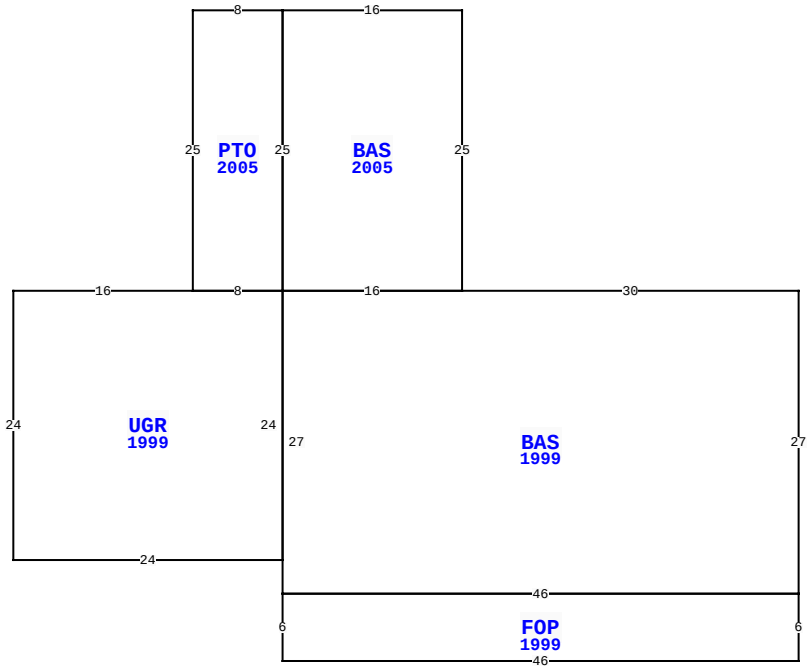
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1999	1,242	122,486
BAS	400	100	2005	400	39,448
FOP	276	30	1999	83	8,185
PTO	200	5	2005	10	987
UGR	576	45	1999	259	25,542
TOTALS	2,694			1,994	196,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,994	111.7494	111.75	222,830	1999	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2000 Heated Area: 1642 HX Base Yr 2000



54113 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		196,647
TOTAL MARKET OB/XF VALUE		25,546
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		272,193
SOH/AGL Deduction		116,486
ASSESSED VALUE		155,707
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,985
TOTAL JUST VALUE		272,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R7887	REPAIR/RRF	3,000	07/01/2005
B15469	ADDITION	26,400	06/27/2005
B995899	NEW CONSTR	69,386	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0867/0417	2/10/1999	WD	U	I	13	21,000
GRANTOR: WILLIAMS EDGAR & BERN						
GRANTEE: MURRAY MICHAEL & MA						
0692/0822	11/17/1993	WD	Q	V		11,800
GRANTOR: HARVELL IDA MAE						
GRANTEE: WILLIAMS EDGAR & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W30 BAS=[YR=2005] N25 W16 PTO=[YR=2005] W8 S25 UGR=[YR=1999] W16 S24 E24 N24 W8 $ E8 N25 $ S25 E16 $ W16 S27 FOP=[YR=1999] S6 E46 N6 W46 $ E46 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	384.00	SF	6.50	6.50	100	1999	1999	3	75	1,872	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	18.30	18.30	100	2000	2000	3	20	439	
4	0810	CONCRETE A	0	100	23	8	184.00	SF	6.50	6.50	100	2002	2002	3	80	957	
5	0510	GARAGE WD-	0	100	45	35	1,575.00	SF	35.00	35.00	100	2002	2002	3	29	15,986	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
7	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2005	2005	3	84	377	

LAND DESCRIPTION

TOTAL OB/XF 25,546

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS