BLOCK 4 LOTS 27 & PT OF 28
IN OR 1420/1978
1997 DEST R673582 & R673583

GRIFFIN SCOTT E
54131 BEA ROAD
CALLAHAN, FL 32011-5901

2025

37-1N-25-299S-0004-0270

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

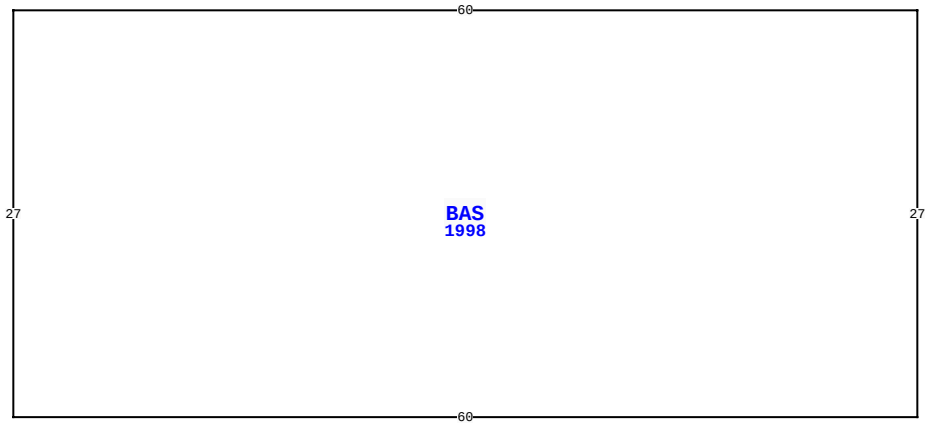
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1998	1,620	56,677
TOTALS	1,620			1,620	56,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.6000	99.96	161,935	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2007 Heated Area: 1620 HX Base Yr 2007



54131 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		70,116
TOTAL MARKET OB/XF VALUE		5,017
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		125,133
SOH/AGL Deduction		44,803
ASSESSED VALUE		80,330
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,608
TOTAL JUST VALUE		125,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005657	GARAGE	40,152	09/01/2018
MH982294	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1420/1978	6/16/2006	WD	U	I	23	66,500
GRANTOR: MURPHY RONALD J						
GRANTEE: GRIFFIN SCOTT E						
0839/1591	7/02/1998	WD	Q	I		32,000
GRANTOR: LOVE DEBORAH J						
GRANTEE: MURPHY RONALD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 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	1997	1997	3	79	2,765	
2	0810	CONCRETE A	0	100	25	18	450.00	SF	6.50	6.50	100	2000	2000	3	77	2,252	

LAND DESCRIPTION

TOTAL OB/XF 5,017

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/22/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

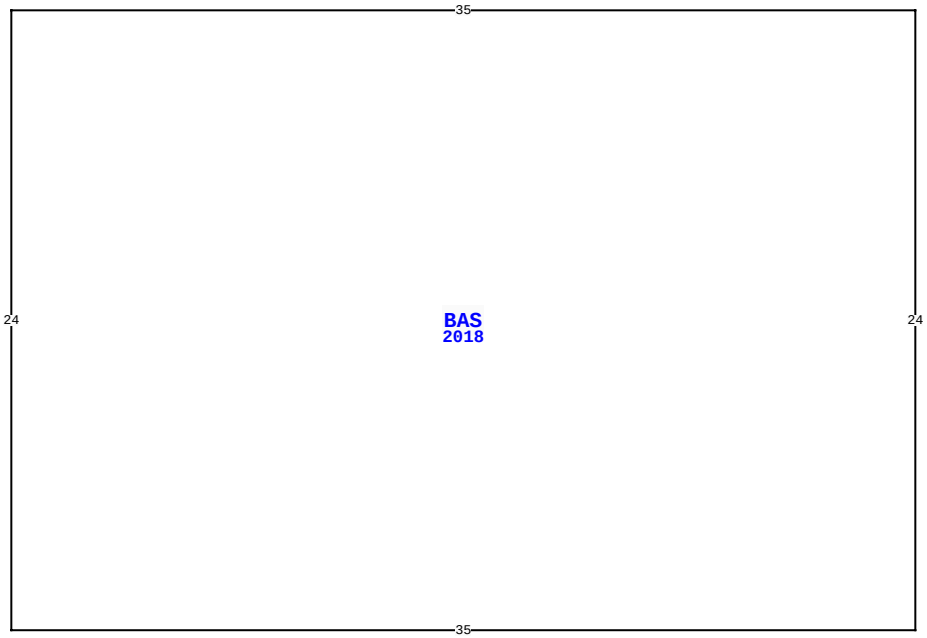
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2018	840	13,439
TOTALS	840			840	13,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	46.0000	17.02	14,297	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2007 Heated Area: 840 HX Base Yr 2007



54131 BEA RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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0839/1591	7/02/1998	WD	Q	I		32,000
GRANTOR: LOVE DEBORAH J						
GRANTEE: MURPHY RONALD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S24 E35 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/22/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS