BLOCK 4 LOT 29 & PT LOT 28
IN OR 1718/1896 & OR 1806/1332
SHEFFIELD VILLAGE PB 5/28 & 29

CRISSINGER CHRISTOPHER S
54177 BEA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0290

NASSAU COUNTY PROPERTY

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

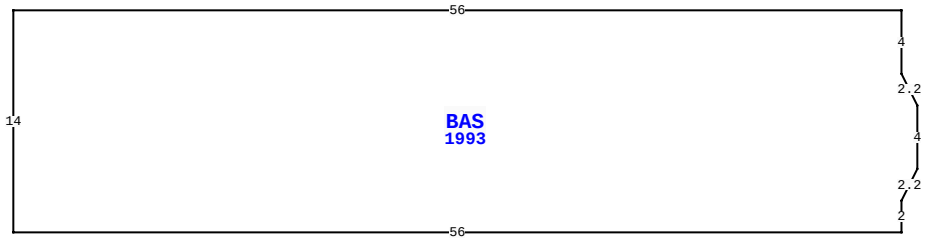
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	790	100	1993	790	19,908
TOTALS	790			790	19,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	790	105.0000	84.00	66,360	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2012 Heated Area: 790 HX Base Yr 2012



54177 BEA RD, CALLAHAN

BLD DATE	04/26/2007	DJ	LGL DATE	03/31/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		19,908
TOTAL MARKET OB/XF VALUE		10,885
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		80,793
SOH/AGL Deduction		36,807
ASSESSED VALUE		43,986
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,986
TOTAL JUST VALUE		80,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1806/1332	8/01/2012	WD	U	I	30	100
GRANTOR: BRAMMER MONICA						
GRANTEE: CRISSINGER CHRISTOP						
1718/1896	1/06/2011	WD	U	I	40	56,000
GRANTOR: ASPINWALL JESSE R & M						
GRANTEE: CRISSINGER CHRISTOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N2 R1 U2 N4 U2 L1 N4$.

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	16	12	192.00	SF	10.00	10.00	100	2006	2006	3	24	461	
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2006	2006	3	24	192	
3	0510	GARAGE WD-	0	100	35	16	560.00	SF	35.00	35.00	100	2008	2008	3	48	9,408	
4	0810	CONCRETE A	0	100	16	9	144.00	SF	6.50	6.50	100	2008	2008	3	88	824	

LAND DESCRIPTION

TOTAL OB/XF 10,885

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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS