BLOCK 4 LOT 30
SHEFFIELD VILLAGE PB 5/28 & 29

THIS IS THE WAY
54207 BEA RD
CALLAHAN, FL 32011

**2025**

**37-1N-25-299S-0004-0300**

## 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 | 12 | HARDWOOD 100 |
| 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 | 03 | Quality Level 03 |

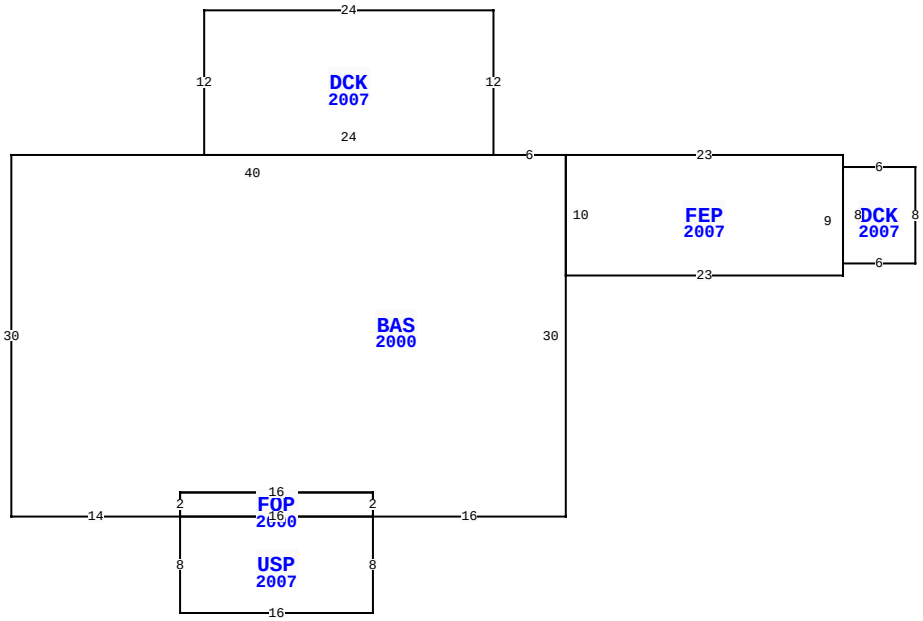
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,348 | 100 | 2000 | 1,348 | 135,616 |
| DCK | 48 | 10 | 2007 | 5 | 503 |
| DCK | 288 | 10 | 2007 | 29 | 2,918 |
| FEP | 230 | 80 | 2007 | 184 | 18,511 |
| FOP | 32 | 30 | 2000 | 10 | 1,006 |
| USP | 128 | 30 | 2007 | 38 | 3,823 |
| TOTALS | 2,074 | | | 1,614 | 162,376 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,614 | 114.0000 | 114.00 | 183,996 | 2000 | 2000 | 0 | 0 | 0 | 11.75 | 88.25 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1348 HX Base Yr 2017




54207 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 | | 162,376 |
| TOTAL MARKET OB/XF VALUE | | 2,432 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 214,808 |
| SOH/AGL Deduction | | 85,674 |
| ASSESSED VALUE | | 129,134 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 78,412 |
| TOTAL JUST VALUE | | 214,808 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 202,594 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0516697 | ADDITION | 13,725 | 09/01/2005 |
| B984923 | NEW CONSTR | 43,120 | 05/01/1998 |
| 94706 | NEW CONSTR | 43,120 | 01/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 9/27/2024 | CN | U | I | 11 | 100 |
| GRANTOR: THIS IS THE WAY | | | | | | |
| GRANTEE: THIS IS THE WAY | | | | | | |
| 9999/9999 | 9/08/2016 | CN | Q | I | 01 | 131,000 |
| GRANTOR: MATTHEW 25 INVESTMENT | | | | | | |
| GRANTEE: THIS IS THE WAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=2007] W6 FEP=[YR=2007] N1 W23 BAS=[YR=2000] W6 DCK=[YR=2007] N12 W24 S12 E24$ W40 S30 E14 USP=[YR=2007] S8 E16 N8 W16$ FOP=[YR=2000] E16 N2 W16 S2$ N2 E16 S2 E16 N30$ S10 E23 N9$ S8 E6 N8$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 592.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 79 | 2,432 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,432

| 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