BLOCK 4 LOT 31
IN OR 598 PG 1189
SHEFFIELD VILLAGE PB 5/28 & 29

GODBOLD ANDREW D EST
54239 BEA ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0310

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	08	SHT VINYL 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

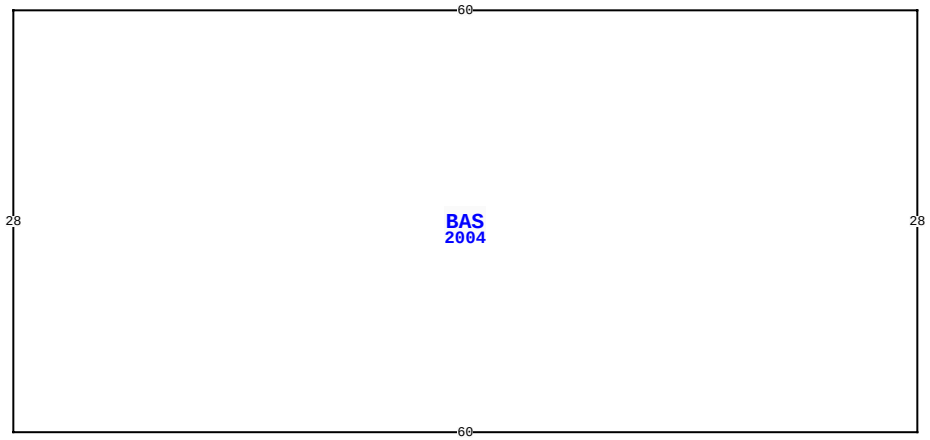
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2004	1,680	84,652
TOTALS	1,680			1,680	84,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	114.0000	96.90	162,792	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 2025 Heated Area: 1680 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	84,652
TOTAL MARKET OB/XF VALUE	5,224
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	139,876
SOH/AGL Deduction	0
ASSESSED VALUE	139,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,876
TOTAL JUST VALUE	139,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0414084	ELEC OTHER	0	12/01/2004
M0409074	H/AC	0	12/01/2004
MH4484	MH MOVE-ON	0	10/01/2004
P8618	NEW CONSTR	0	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0598/1189	6/06/1990	WD	Q	I		34,000
GRANTOR: HOLTON RUFUS JR & K						
GRANTEE: GODBOLD ANDREW D						
0521/1273	7/09/1987	WD	Q	V		9,300
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: HOLTON RUFUS JR & K						

54239 BEA RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	8	12	96.00	SF	10.00	10.00	100	1985	1985	3	20	192	
2	0940	SHEDS/PORT	0	0	24	12	288.00	SF	19.50	19.50	100	1996	1996	3	20	1,123	
3	1242	WD DECK A	0	0	36	12	432.00	SF	10.00	10.00	100	2001	2001	3	20	864	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S28 E60 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 5,224

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 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