BLOCK 4 LOT 33
IN OR 509 PG 267
1999 CELEBRITY SW/MH

SAULS MALCOLM EST
54295 BEA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

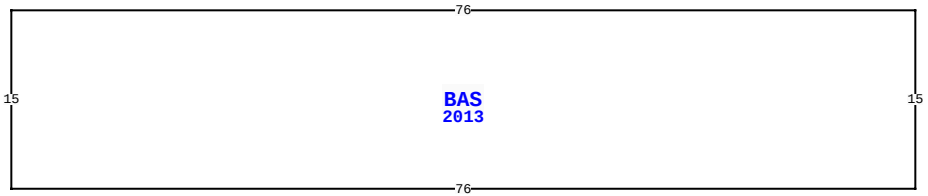
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2013	1,140	47,373
TOTALS	1,140			1,140	47,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	116.4000	98.94	112,792	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1140 HX Base Yr



54295 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	47,373
TOTAL MARKET OB/XF VALUE	2,672
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	100,045
SOH/AGL Deduction	18,016
ASSESSED VALUE	82,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,029
TOTAL JUST VALUE	100,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982395	MH MOVE-ON	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0509/0267	1/26/1987	WD	Q	V		9,300

GRANTOR: CLAIRE HOWARD INC
GRANTEE: SAULS MALCOLM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W76 S15 E76 N15 $
.

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	0	0	200.00	SF	10.00	10.00	100	1991	1991	3	20	400	
2	0810	CONCRETE A	0	0	0	0	466.00	SF	6.50	6.50	100	1999	1999	3	75	2,272	

LAND DESCRIPTION

TOTAL OB/XF 2,672

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

REVIEW DATE 11/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS