BLOCK 4 LOT 35
SHEFFIELD VILLAGE PB 5/28 & 29

VINCENT SCOTT RICHARD & JENNIFER LEE/SCHIRMER LAWR
54361 BEA RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0350

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

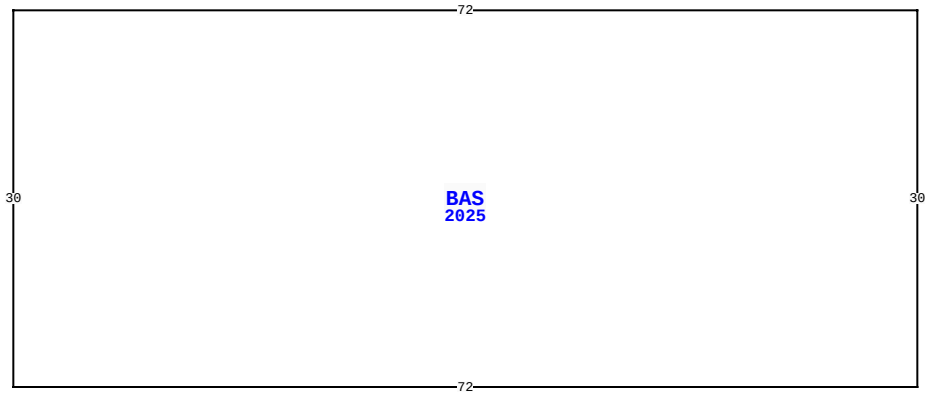
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2025	2,160	212,301
TOTALS	2,160			2,160	212,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	116.8000	99.28	214,445	2024	2024	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2025 Heated Area: 2160 HX Base Yr 2025



54361 BEA RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,301
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		262,301
SOH/AGL Deduction		0
ASSESSED VALUE		262,301
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,579
TOTAL JUST VALUE		262,301
NCON VALUE		212,301
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008187	REPLACEMENT DOUBL	0	07/12/2024
MH240004441	32*68 4/3 2024 LI	0	04/18/2024
MH013441	MH MOVE-ON	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/496	4/08/2024	WD	U	I	11	100
GRANTOR: EDDLEMAN JENNIFER L						
GRANTEE: VINCENT SCOTT RICHA						
0903/1171	10/14/1999	WD	Q	I		44,500
GRANTOR: JONES JOSEPH D						
GRANTEE: SCHIRMER LAWRENCE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E72 S30 W72 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 10/08/2024 BY TWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS