BLOCK 3 LOT 3
IN OR 1864/863
SHEFFIELD VILLAGE PB 5/28 & 29

PASSARETTE JACQUELINE/ANDREWS PATRICIA
54568 BEA RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

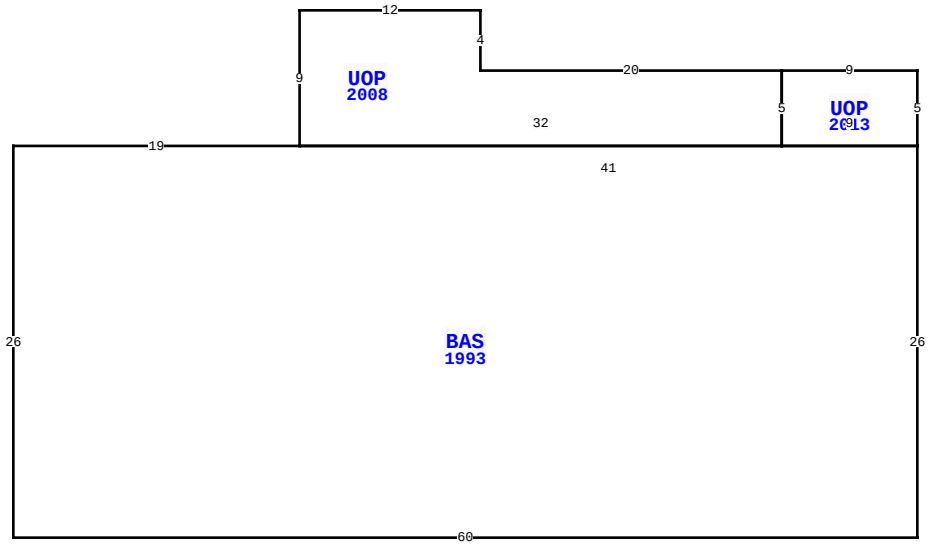
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	45,986
UOP	208	25	2008	52	1,533
UOP	45	25	2013	11	324
TOTALS	1,813			1,623	47,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,623	115.6000	98.26	159,476	1983	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 2014 Heated Area: 1560 HX Base Yr 2014



54568 BEA RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		47,843
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		100,803
SOH/AGL Deduction		54,678
ASSESSED VALUE		46,125
TOTAL EXEMPTION VALUE	HX HB WX SX	46,125
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		100,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23015	XFOB	4,544	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1864/0863	6/21/2013	WD	Q	I	01	55,000
GRANTOR: MENARD GERALD & BARBA						
GRANTEE: PASSARETTE JACQUELI						
1565/1893	5/12/2008	WD	Q	I		62,500
GRANTOR: HOLDEN JOSEPH & PATRI						
GRANTEE: MENARD GERALD & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2013] W9 UOP=[YR=2008] W20 N4 W12 S9 BAS=[YR=1993] W19 S26 E60 N26 W41 $ E32 N5$S5 E9 N5$.

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	0681	POLE SHED	0	100	10	5	50.00	SF	15.00	15.00	100	2008	2008	3	44	330	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2008	2008	3	27	972	
3	0940	SHEDS/PORT	0	100	10	11	110.00	SF	17.10	17.10	100	2010	2010	3	35	658	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS