BLOCK 3 LOT 8 R 107954
IN OR 722 PG 529
SHEFFIELD VILLAGE PB 5/28 & 29

SMOLDER DONALD LEE SR EST
C/O DIANE SMITH SMOLDER, 54412 BEA RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

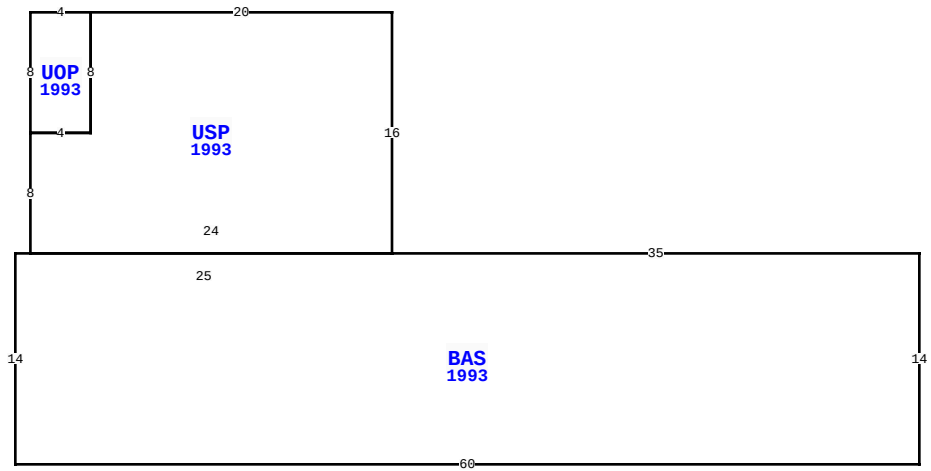
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	20,563
UOP	32	25	1993	8	196
USP	352	50	1993	176	4,309
TOTALS	1,224			1,024	25,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,024	96.0000	81.60	83,558	1983	1983	0	0	0	70.00	30.00

1 M/H 93- 100% - 1995 Heated Area: 840 HX Base Yr 1995



54412 BEA RD, CALLAHAN

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

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	100	16	21	336.00	SF	10.00	10.00	100	1993	1993	3	20	672	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1983	1983	3	20	482	
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1992	1992	3	20	1,440	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		25,067
TOTAL MARKET OB/XF VALUE		2,594
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		78,661
SOH/AGL Deduction		42,262
ASSESSED VALUE		36,399
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,399
TOTAL JUST VALUE		78,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5662	REPAIR/RRF	3,750	04/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0722/0529	1/19/1995	WD	U	I	07	49,000
GRANTOR: RUSSELL PAMELA J						
GRANTEE: SMOLDER DONALD LEE						
0717/0136	10/28/1994	WD	U	I	12	49,000
GRANTOR: RUSSELL PAMELA J						
GRANTEE: SMOLDER DONALD LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 USP=[YR=1993] N16 W20 UOP=[YR=1993] W4 S8 E4 N8 $ S8 W4 S8 E24 $ W25 S14 E60 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 2,594

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