BLOCK 3 LOT 9
SHEFFIELD VILLAGE PB 5/28 & 29

ANDREWS PATRICIA A L/E/
54386 BEA RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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

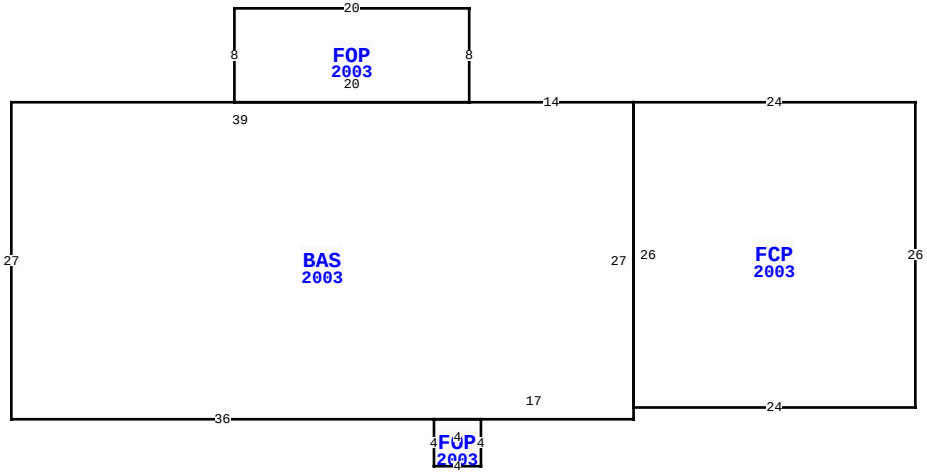
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	2003	1,431	88,442
FCP	624	25	2003	156	9,641
FOP	16	30	2003	5	309
FOP	160	30	2003	48	2,967
TOTALS	2,231			1,640	101,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,640	118.4000	106.56	174,758	2003	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2008 Heated Area: 1431 HX Base Yr 2008



54386 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		101,360
TOTAL MARKET OB/XF VALUE		3,522
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		155,882
SOH/AGL Deduction		72,826
ASSESSED VALUE		83,056
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,645
TOTAL JUST VALUE		155,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6851	NEW CONSTR	0	06/01/2003
MH	MH MOVE-ON	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0055	11/17/2022	WD	U	I	11	100
GRANTOR: ANDREWS PATRICIA A						
GRANTEE: ANDREWS KATLIN ROSE						
1524/1199	9/11/2007	WD	Q	I		142,900
GRANTOR: MORAN LYLE JR & PHYLL						
GRANTEE: ANDREWS PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2003] W24 BAS=[YR=2003] W14 FOP=[YR=2003] N8 W20 S8 E20$ W39 S27 E36 FOP=[YR=2003] S4 E4 N4 W4$ E17 N27$ S26 E24 N26$.

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	0940	SHEDS/PORT	0	100	9	12	108.00	SF	19.50	19.50	100	1996	1996	3	20	421	
3	1242	WD DECK A	0	100	0	0	356.00	SF	10.00	10.00	100	2016	2016	3	65	2,314	
4	1242	WD DECK A	0	100	0	0	96.00	SF	10.00	10.00	100	2020	2020	3	82	787	

LAND DESCRIPTION

TOTAL OB/XF 3,522

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