

GILL SARA
54352 BEA RD
CALLAHAN, FL 32011

2026

37-1K-23-2993-0003-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		30	VINYL 100		0800	02	1,680	151.3200	136.19	228,799	2014	2014	0	0	0	30.00	70.00	VALUATION BY		STANDARD																				
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 100% - 2021													Heated Area: 1680 HX Base Yr 2021																						
Roof Cover		03	COMP SHNGL 100		30 56 56 30 BAS 2016													BUILDING MARKET VALUE													160,159									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													0									
Interior Floo		14	CARPET 60															TOTAL LAND VALUE - MARKET													51,000									
Interior Floo		08	SHT VINYL 40															TOTAL MARKET VALUE													211,159									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													55,386									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													155,773									
Bedrooms			3 100															TOTAL EXEMPTION VALUE													HX HB		51,411							
Bathrooms			2 100															BASE TAXABLE VALUE													104,362									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE													211,159									
Stories		1.	1. 100															NCON VALUE													0									
Units			0 100		INCOME VALUE																																			
					PREVIOUS YEAR MKT VALUE													205,579																						
Quality		06	Quality Level 06																																					
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	1,680	100	2016	1,680	160,159																																			
TOTALS					1,680			1,680	160,159	BLD DATE				LGL DATE		05/07/2026		MLU																						
EXTRA FEATURES					54352 BEA RD, CALLAHAN										XF DATE		LAND DATE		AG DATE																					
L N	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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																								