BLOCK 3 PT OF LOTS 15 16 17
IN OR 2839/1212
SHEFFIELD VILLAGE PB 5/28 & 29

DURDEN MELANIE/MCPEAK ANTHONY
54178 BEA RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0003-0160

NASSAU COUNTY PROPERTY

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

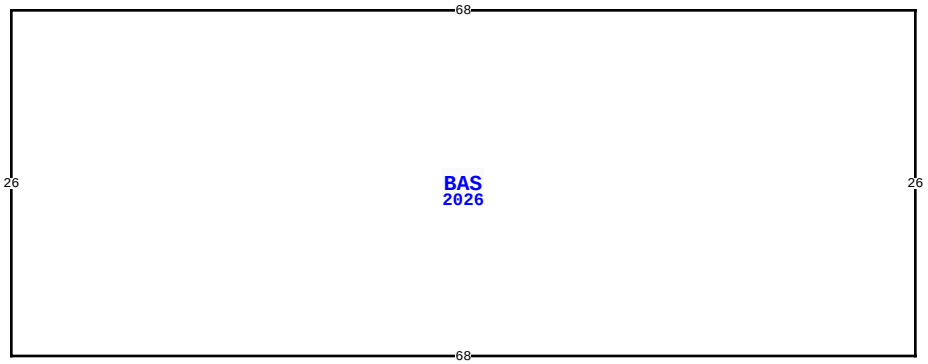
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	2026	1,768	202,390
TOTALS	1,768			1,768	202,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,768	128.4800	115.63	204,434	2025	2025	0	0	0	1.00	99.00

2 M/H 94+ 100% - 2026 Heated Area: 1768 HX Base Yr 2026



54178 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		202,390
TOTAL MARKET OB/XF VALUE		1,157
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		254,547
SOH/AGL Deduction		0
ASSESSED VALUE		254,547
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,136
TOTAL JUST VALUE		254,547
NCON VALUE		202,390
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002442	(REPLACEMENT) NEW	0	03/10/2025
240013070	28*68 3/2 2024 CL		11/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2839/1212	12/18/2025	WD	Q	I	01	300,000
GRANTOR: BEVI VENTURES LLC						
GRANTEE: DURDEN MELANIE						
2675/445	10/06/2023	WD	U	I	11	100
GRANTOR: HALL CATHERINE M						
GRANTEE: BEVI VENTURES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E68 S26 W68 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	1242	WD DECK A	0	100	12	17	204.00	SF	10.00	10.00	100	1988	1988	3	20	408	
2	0350	CARPORT WD	0	100	12	24	288.00	SF	13.00	13.00	100	1984	1984	3	20	749	

LAND DESCRIPTION

TOTAL OB/XF 1,157

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	51,000.00	51,000.00	51,000							

REVIEW DATE 06/25/2025 BY TW Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS