BLOCK 3 PT OF LOT 17
IN OR 2156/1220
SHEFFIELD VILLAGE PB 5/28 & 29

LEVERITT RICHARD L/LAUZON TRACY E
54134 BEA RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0003-0170

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

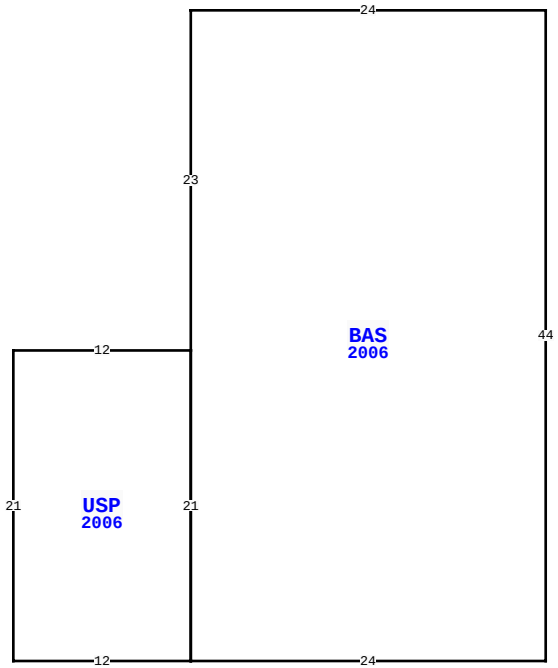
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2006	1,056	77,258
USP	252	50	2006	126	9,219
TOTALS	1,308			1,182	86,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,182	140.1600	126.14	149,097	2001	2008	0	0	0	42.00	58.00

1 M/H 94+ 0% - 0 Heated Area: 1056 HX Base Yr



54134 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	86,476
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	137,476
SOH/AGL Deduction	6,453
ASSESSED VALUE	131,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,023
TOTAL JUST VALUE	137,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013562	MH MOVE-ON	0	07/01/2001
7081	CHNGE SRVC	100	11/16/1990
7237	MH MOVE-ON	17,000	04/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/1220	11/03/2017	WD	Q	I	01	86,000
GRANTOR: LINDSEY DAVID & JENNI						
GRANTEE: LEVERITT RICHARD L						
2044/0561	4/26/2016	SW	U	I	12	45,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: LINDSEY DAVID & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 S23 USP=[YR=2006] W12 S21 E12 N21$ S21 E24 N44$.

EXTRA FEATURES

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	0	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