

BLOCK 3 LOT 19
SHEFFIELD VILLAGE PB 5/28 & 29

HARRISON ALLAN LEE & CHLOE CHRISTINA
54076 BEA RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0003-0190



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 70			
Interior Floor	14	CARPET 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	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	1,560	100	2024	1,560	176,139
UOP	77	25	2024	19	2,145
TOTALS	1,637			1,579	178,284

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,579	126.7200	114.05	180,085	2024	2024	0	0	0	99.00
1 M/H 94+		100% - 2025		Heated Area: 1560				HX Base Yr 2020			
BAS 2024 UOP 2024											
54076 BEA RD, CALLAHAN											
			BLD DATE					LGL DATE			
			XF DATE					LAND DATE		05/07/2026 MLU	
			INC DATE					AG DATE			

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										178,284		
TOTAL MARKET OB/XF VALUE										4,032		
TOTAL LAND VALUE - MARKET										51,000		
TOTAL MARKET VALUE										233,316		
SOH/AGL Deduction										8,049		
ASSESSED VALUE										225,267		
TOTAL EXEMPTION VALUE					HX HB		51,411					
BASE TAXABLE VALUE										173,856		
TOTAL JUST VALUE										233,316		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										222,405		
MISC ALUMN CRPT (DIRT) = NV KW 12/23												
12/19/23KW: OLD 1985 MH GONE + THE NEW MH IS ONSIT												
NEW DW/MH (28X60) SCOTBILT _ 3BD/2BTH												