BLOCK 4 LOT 24
SHEFFIELD VILLAGE PB 5/28 & 29

RATHBONE ELYSSE & ZACHERY
54057 BEA RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0004-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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
Quality	05	Quality Level 05

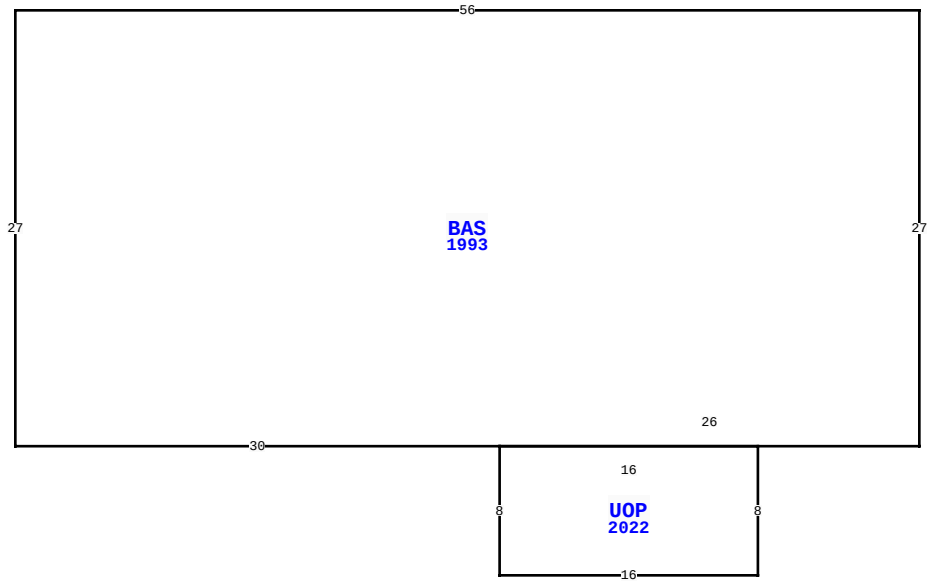
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	184,390
UOP	128	25	2022	32	3,902
TOTALS	1,640			1,544	188,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,544	146.4000	124.44	192,135	1984	2023	0	0	0	2.00	98.00

1 M/H 93- 0% - 2025 Heated Area: 1512 HX Base Yr



54057 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	188,292
TOTAL MARKET OB/XF VALUE	7,491
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	246,783
SOH/AGL Deduction	0
ASSESSED VALUE	246,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,783
TOTAL JUST VALUE	246,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5567	XFOB	9,792	03/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1829	3/06/2024	WD	Q	I	02	270,000
GRANTOR: HOME 8765 LLC						
GRANTEE: RATHBONE ELYSSE & Z						
2673/341	10/06/2023	WD	Q	I	01	125,000
GRANTOR: PASKEL ESBON C & KRIS						
GRANTEE: HOME 8765 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E30 UOP=[YR=2022] S8 E16 N8 W16$ E26 N27 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
2	0200	BARN WD 0-	0	0	36	32	1,152.00	SF	20.00	20.00	100	1990	1990	3	20	4,608	
3	0940	SHEDS/PORT	0	0	36	10	360.00	SF	15.00	15.00	100	1990	1990	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 7,491

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	0		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