

BLOCK 4 LOT 28
IN OR 1996/698
(EX OR 406/446)

MCCAULEY SHANNON E/MCCAULEY BRITTANY
54153 BEA RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0004-0280



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 05 AVERAGE 100										0820 02 1,782 117.6000 99.96 178,129 1988 1988 0 0 0 70.00 30.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 93- 100% - 2024 Heated Area: 1782 HX Base Yr 2024										Tax Group: 6 Tax Dist:									
Roof Cover 03 COMP SHNGL 100										27 66 27 66 BAS 1993										BUILDING MARKET VALUE 53,439									
Interior Wall 05 DRYWALL 70																				TOTAL MARKET OB/XF VALUE 2,100									
Interior Wall 04 PLYWOOD 30																				TOTAL LAND VALUE - MARKET 51,000									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 106,539									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 17,268									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 89,271									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 51,411									
Bedrooms 3 100																				BASE TAXABLE VALUE 37,860									
Bathrooms 2 100																				TOTAL JUST VALUE 106,539									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 94,643																			
Quality 03 Quality Level 03																													
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 1,782 100 1993 1,782 53,439																													
TOTALS 1,782 1,782 53,439																													
EXTRA FEATURES										54153 BEA RD, CALLAHAN																			
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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1988 1988 3 60 2,100										05/07/2026 MLU																			
LAND DESCRIPTION										TOTAL OB/XF 2,100																			
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 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																			