BLOCK 4 LOT 31
SHEFFIELD VILLAGE PB 5/28 & 29

GODBOLD PATRICIA
54239 BEA ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0004-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

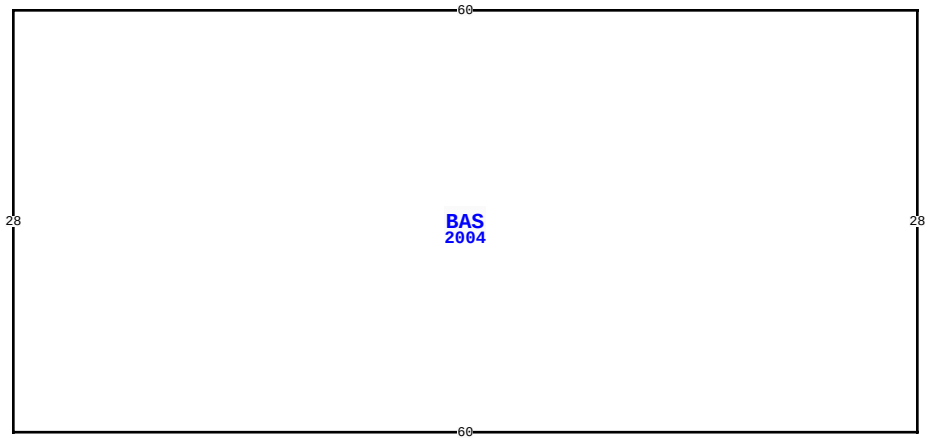
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2004	1,680	86,184
TOTALS	1,680			1,680	86,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	114.0000	102.60	172,368	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 0% - 2025 Heated Area: 1680 HX Base Yr



54239 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	86,184
TOTAL MARKET OB/XF VALUE	5,189
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	142,373
SOH/AGL Deduction	0
ASSESSED VALUE	142,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,373
TOTAL JUST VALUE	142,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0414084	ELEC OTHER	0	12/01/2004
M0409074	H/AC	0	12/01/2004
MH4484	MH MOVE-ON	0	10/01/2004
P8618	NEW CONSTR	0	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2855/0625	3/19/2026	FJ	U	I	11	0
GRANTOR: GODBOLD ANDREW D EST						
GRANTEE: GODBOLD PATRICIA						
0598/1189	6/06/1990	WD	Q	I		34,000
GRANTOR: HOLTON RUFUS JR & K						
GRANTEE: GODBOLD ANDREW D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S28 E60 N28 $.

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	0	8	12	96.00	SF	10.00	10.00	100	1985	1985	3	20	192	
2	0940	SHEDS/PORT	0	0	24	12	288.00	SF	19.50	19.50	100	1996	1996	3	20	1,123	
3	1242	WD DECK A	0	0	36	12	432.00	SF	10.00	10.00	100	2001	2001	3	20	864	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 5,189

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	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