BLOCK 4 LOT 34 R622298
IN OR 529 PG 547
SHEFFIELD VILLAGE PB 5/28 & 29

MIXON CHARLES RAY JR & ZOE A
54327 BEA ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0004-0340

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 90
Interior Floo	08	SHT VINYL 10
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

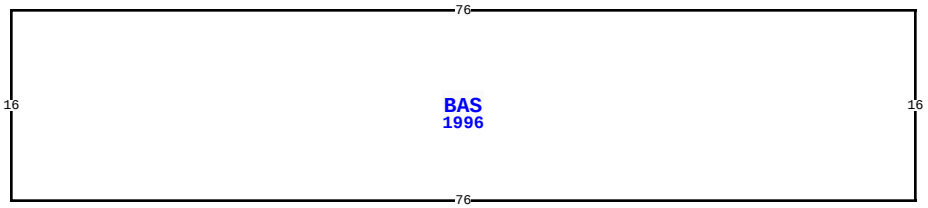
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1996	1,216	56,628
TOTALS	1,216			1,216	56,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	117.6000	105.84	128,701	1996	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 0 Heated Area: 1216 HX Base Yr



54327 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		56,628
TOTAL MARKET OB/XF VALUE		48
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		107,676
SOH/AGL Deduction		53,910
ASSESSED VALUE		53,766
TOTAL EXEMPTION VALUE	SX HX HB DX	53,766
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		107,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0529/0547	10/22/1987	WD	Q	V		9,500
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: MIXON CHARLES JR &						
0443/0075	1/01/1985	CD	Q	V		9,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W76 S16 E76 N16$.

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	100	0	0	24.00	SF	10.00	10.00	100	1990	1990	3	20	48	

LAND DESCRIPTION

TOTAL OB/XF 48

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	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