BLOCK 4 LOT 36
IN OR 2216/1083
R567836 & R567837

ELLISON RALPH J JR
54385 BEA RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0004-0360

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	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
Quality	03	Quality Level 03

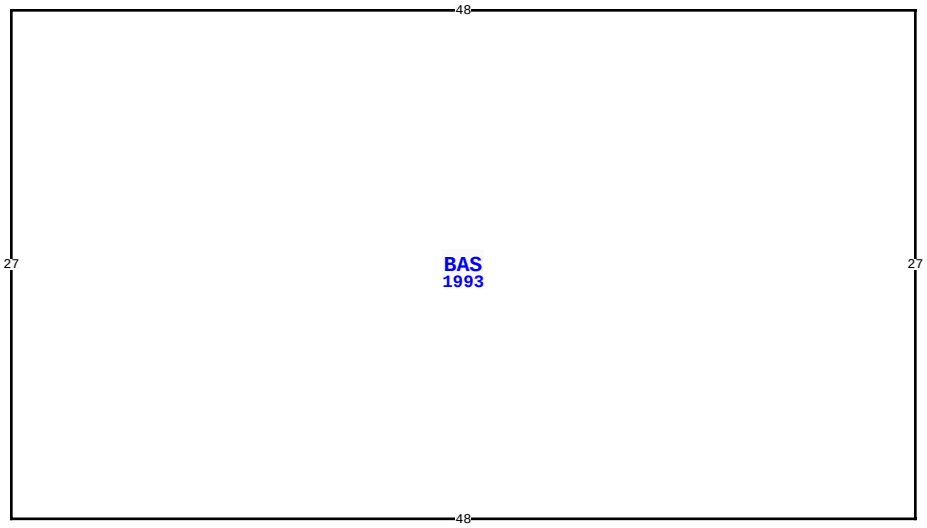
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	38,864
TOTALS	1,296			1,296	38,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	117.6000	99.96	129,548	1990	1995	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1296 HX Base Yr



54385 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	77,250
TOTAL MARKET OB/XF VALUE	3,980
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	132,230
SOH/AGL Deduction	0
ASSESSED VALUE	132,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,230
TOTAL JUST VALUE	132,230
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530048	XFOB	3,500	02/01/2015
7521	GARAGE	16,320	09/10/1991
8042	MH MOVE-ON	28,710	02/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/1083	7/25/2018	WD	U	I	37	5,000
GRANTOR: VINING STEPHANIE KIM						
GRANTEE: ELLISON RALPH J JR						
1961/1704	1/15/2015	WD	Q	I	01	68,700
GRANTOR: HOUSTON TONY R & AMY						
GRANTEE: FORTENBERRY STEPHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E48 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	1242	WD DECK A	0	0	6	39	234.00	SF	10.00	10.00	100	1991	1991	3	20	468	
2	1242	WD DECK A	0	0	8	33	264.00	SF	10.00	10.00	100	1991	1991	3	20	528	
3	1242	WD DECK A	0	0	6	36	216.00	SF	10.00	10.00	100	1991	1991	3	20	432	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
6	0940	SHEDS/PORT	0	0	10	8	80.00	SF	17.70	17.70	100	2006	2006	3	22	312	

LAND DESCRIPTION

TOTAL OB/XF 3,980

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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

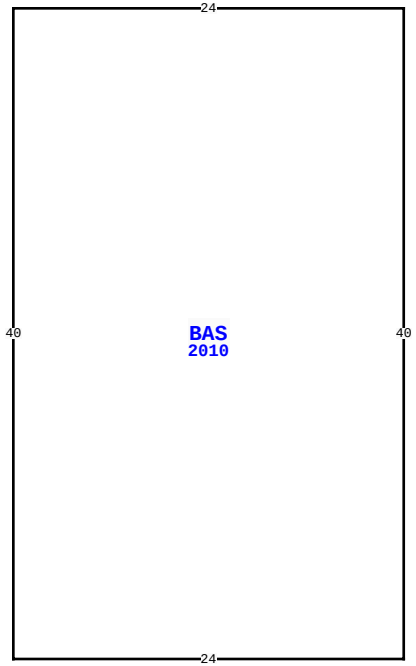
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2010	960	38,386
TOTALS	960			960	38,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	960	82.0800	45.96	44,122	1991	1999	0	0	0	13.00	87.00

2 ACCESORY U 0% - 0 Heated Area: 960 HX Base Yr



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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: ELLISON RALPH J JR						
1961/1704	1/15/2015	WD	Q	I	01	68,700
GRANTOR: HOUSTON TONY R & AMY						
GRANTEE: FORTENBERRY STEPHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W24 S40 E24 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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