IN OR 2566/677

SHEPPARD MATTHEW W & SHILENE L
451303 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

13-2N-24-0000-0003-0100

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 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06

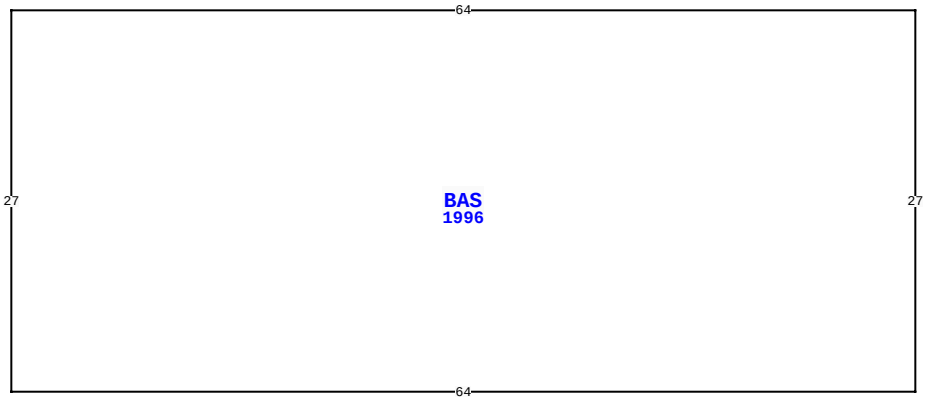
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	92,146
TOTALS	1,728		1,728	92,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	152.3600	106.65	184,291	1996	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 2023 Heated Area: 1728 HX Base Yr



451303 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	92,146
TOTAL MARKET OB/XF VALUE	6,296
TOTAL LAND VALUE - MARKET	59,400
TOTAL MARKET VALUE	157,842
SOH/AGL Deduction	0
ASSESSED VALUE	157,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,842
TOTAL JUST VALUE	157,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0677	5/27/2022	WD	Q	I	01	210,000
GRANTOR: CALLAHAN PROPERTY SER						
GRANTEE: SHEPPARD MATTHEW WY						
2124/1159	5/31/2017	SW	U	I	18	59,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CALLAHAN PROPERTY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E64 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	1996	1996	3	80	2,800	
2	0810	CONCRETE A	0	0	22	15	330.00	SF	6.50	6.50	100	2005	2005	3	87	1,866	
3	1242	WD DECK A	0	0	14	12	168.00	SF	10.00	10.00	100	2021	2021	3	97	1,630	

LAND DESCRIPTION

TOTAL OB/XF 6,296

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	59,400							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 1.98 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 08/02/2023 BY SYS