

BLOCK 4 PT OF LOT 13 R673636
MH/ID
IN OR 2001/1532 (30-1N-25)

ESELY BRENDA K
43134 SHEPPARD LANE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0133



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	8005.00	

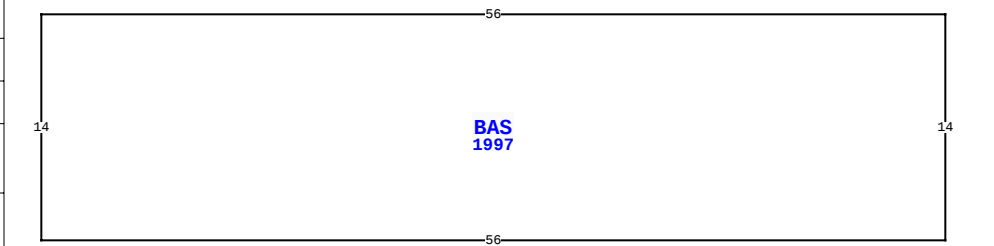
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	15,104
TOTALS	784		784	15,104

TOTALS		784		784		15,104	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	1242	WD DECK A	0	100	5	12	
2	0940	SHEDS/PORT	0	100	12	10	
8	1242	WD DECK A	0	100	16	14	
							</

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000115	C	SFR ACRES	100	000

REVIEW DATE 09/27/2018 BY TWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	784	98.8000	64.22	50,348	1985	1990	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 1998 Heated Area: 784 HX Base Yr 1998													



43134 SHEPPARD LN, CALLAHAN													
										BLD DATE			LGL DATE
										XF DATE			LAND DATE
										INC DATE			AG DATE
										05/19/2023			MLU

TOTAL OB/XF 1,101													
-------------------	--	--	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		15,104	
TOTAL MARKET OB/XF VALUE		1,101	
TOTAL LAND VALUE - MARKET		34,300	
TOTAL MARKET VALUE		50,505	
SOH/AGL Deduction		30,907	
ASSESSED VALUE		19,598	
TOTAL EXEMPTION VALUE		HX HB	19,598
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		50,505	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		38,397	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003040	MH MOVE-ON	0	03/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2001/1532	4/23/2004	QC	U	I	11		100
GRANTOR: ESELY SAMUEL							
GRANTEE: ESELY BRENDA K							
1225/0093	4/23/2004	QC	U	I	01		100
GRANTOR: ESELY SAMUEL							
GRANTEE: ESELY BRENDA K							

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=1997] W56 S14 E56 N14 \$.													