BLOCK 4 PT LOT 13 R672174
IN OR 777/1204 (30-1N-25)
HILLS AT THOMAS CREEK PB 5/65

SHEPPARD RONALD K
43177 SHEPPARD LANE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0134

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

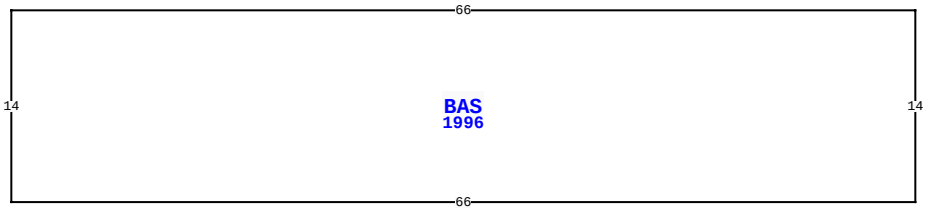
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	15,964
TOTALS	924		924	15,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	88.6000	57.59	53,213	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 924 HX Base Yr 1997



43177 SHEPPARD LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

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	0510	GARAGE WD-	0	100	16	24	384.00	SF	26.95	26.95	100	1986	1986	3	20	2,070	
2	0350	CARPORT WD	0	100	15	24	360.00	SF	8.58	8.58	100	1991	1991	3	20	618	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
4	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
5	0510	GARAGE WD-	0	100	24	8	192.00	SF	35.00	35.00	100	2000	2000	3	29	1,949	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		15,964
TOTAL MARKET OB/XF VALUE		5,021
TOTAL LAND VALUE - MARKET		58,032
TOTAL MARKET VALUE		79,017
SOH/AGL Deduction		35,988
ASSESSED VALUE		43,029
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,029
TOTAL JUST VALUE		79,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/1204	11/21/1996	WD	U	I	01	100

GRANTOR: SHEPPARD MADGE MIMS
GRANTEE: SHEPPARD RONALD K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 5,021

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	100	0007		0.00	0.00	4.03	AC		1.00	1.00	0.80	18,000.00	14,400.00	58,032							

REVIEW DATE 06/08/2022 BY TWA Total Acres: 4.03 Total Land Value: 58,032 Market: 0 Agricultural: 0 Common: 58,032 PRINTED 08/02/2023 BY SYS