BLOCK 4 PT OF LOT 13 (S-8
IN OR 2102/259 (30-1N-25)
HILLS AT THOMAS CREEK PB 5/65

HARNAGE PAUL DUANE
43098 SHEPPARD LN
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0138

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 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05

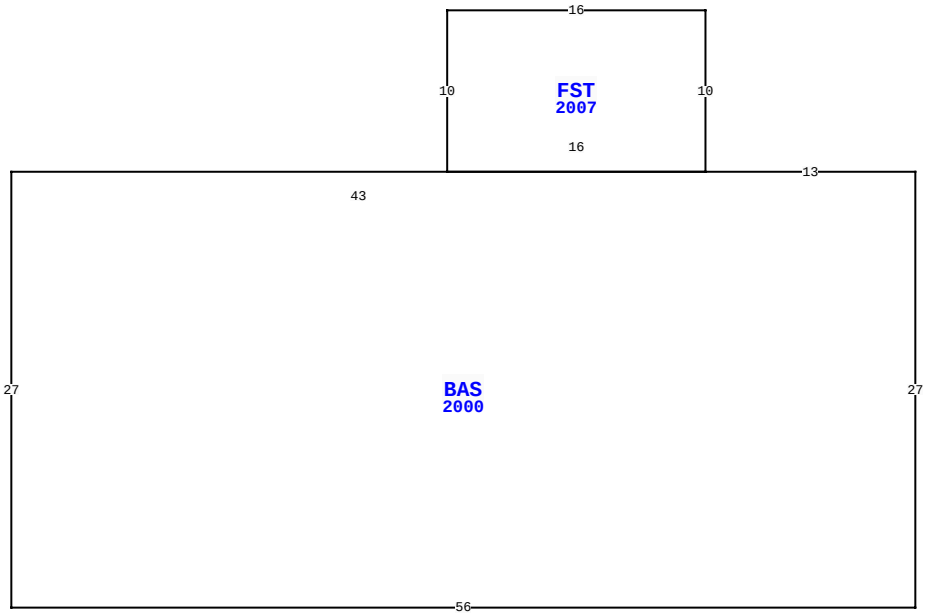
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	86,038
FST	160	65	104	5,918
TOTALS	1,672		1,616	91,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,616	140.1600	98.11	158,546	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



43098 SHEPPARD LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		91,957
TOTAL MARKET OB/XF VALUE		4,707
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		131,664
SOH/AGL Deduction		31,505
ASSESSED VALUE		100,159
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,159
TOTAL JUST VALUE		131,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002550	REPAIR/RRF	5,000	04/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/0259	2/08/2017	SW	U	I	12	52,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: HARNAGE PAUL DUANE						
2045/1963	5/16/2016	CT	U	I	18	35,100
GRANTOR: CLERK OF COURT						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W13 FST=[YR=2007] N10 W16 S10 E16$ W43 S27 E56 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2014	2014	3	70	700	
3	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2018	2018	3	86	1,032	

LAND DESCRIPTION

TOTAL OB/XF 4,707

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	000115	C	SFR ACRES	100	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/17/2020 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS