LOT 52
DEERFIELD ACRES PB 5/299

SHEPPARD RONALD K/VAUGHAN ERIN
55534 DEER RUN RD
CALLAHAN, FL 32011

2023

37-1N-25-0340-0052-0000

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 60
Interior Floo	08	SHT VINYL 40
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

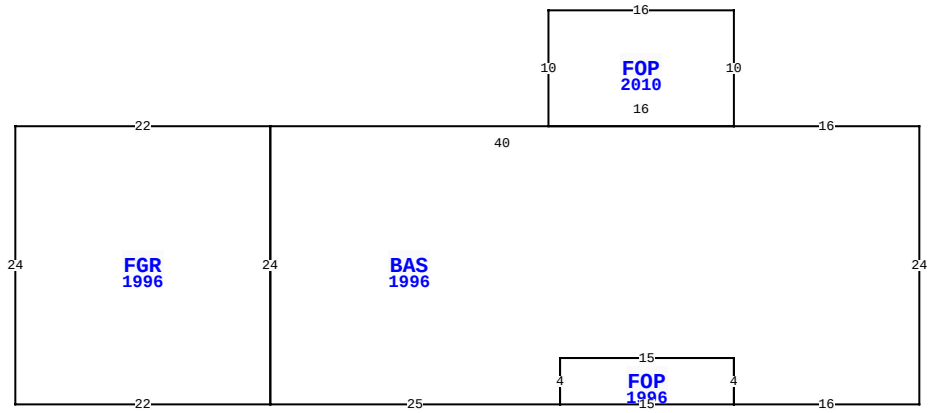
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	1,284	129,270
FGR	528	55	290	29,196
FOP	60	30	18	1,812
FOP	160	30	48	4,833
TOTALS	2,032		1,640	165,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	127.8570	115.39	189,240	1996	1996	0	0	0	12.75	87.25

1 SINGLE FAM – 0% - 0 Heated Area: 1284 HX Base Yr



54212 JESSICA PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	165,112
TOTAL MARKET OB/XF VALUE	4,905
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	210,017
SOH/AGL Deduction	12,414
ASSESSED VALUE	197,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,603
TOTAL JUST VALUE	210,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0205	4/16/2021	WD	U	I	11	100
GRANTOR: WALTERS L.J. AUSTIN						
GRANTEE: SHEPPARD RONALD K &						
2456/1939	4/16/2021	WD	Q	I	01	193,800
GRANTOR: WALTERS LJ AUSTIN						
GRANTEE: SHEPPARD RONALD K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W16 FOP=[YR=2010] N10 W16 S10 E16$ W40
FGR=[YR=1996] W22 S24 E22 N24$ S24 E25 FOP=[YR=1996] E15 N4
W15 S4$ N4 E15 S4 E16 N24$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
2	0811	CONCRETE B	0	0	0	0	507.00	SF	5.20	5.20	100	1996	1996	3	73	1,925	
3	0940	SHEDS/PORT	0	0	12	20	240.00	SF	21.30	21.30	100	2005	2005	3	27	1,380	

LAND DESCRIPTION

TOTAL OB/XF 4,905

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	SFR	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS