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

**2024**

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

## NASSAU COUNTY PROPERTY



## 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 |

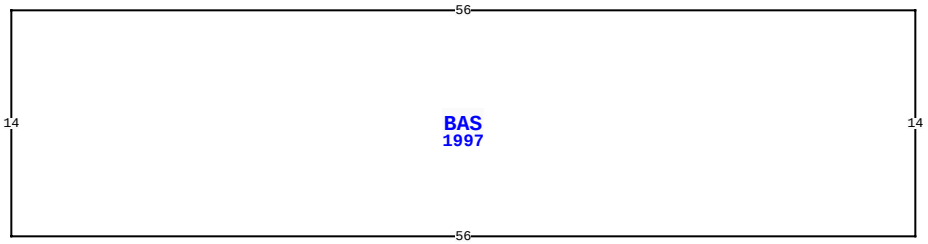
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 784 | 100 | 784 | 16,266 |
| TOTALS | 784 | | 784 | 16,266 |

## 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 | 69.16 | 54,221 | 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 | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 16,266 |
| TOTAL MARKET OB/XF VALUE | | 1,079 |
| TOTAL LAND VALUE - MARKET | | 34,300 |
| TOTAL MARKET VALUE | | 51,645 |
| SOH/AGL Deduction | | 31,459 |
| ASSESSED VALUE | | 20,186 |
| TOTAL EXEMPTION VALUE | HX HB | 20,186 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 51,645 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 50,505 |

| 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 $ .

## 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 | 1242 | WD DECK A | 0 | 100 | 5 | 12 | 60.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 120 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 10 | 120.00 | SF | 21.30 | 21.30 | 100 | 1999 | 1999 | 3 | 20 | 511 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 16 | 14 | 224.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 448 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,079

| 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 | OR | 0.00 | 0.00 | 0.98 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 34,300 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.98 Total Land Value: 34,300 Market: 0 Agricultural: 0 Common: 34,300 PRINTED 08/06/2024 BY SYS