BLOCK 4 PT OF LOT 13
IN OR 2424/619(30-1N-25)
HILLS AT THOMAS CREEK PB 5/65

HARNAGE PAUL
43024 SHEPPARD LN
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0136

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

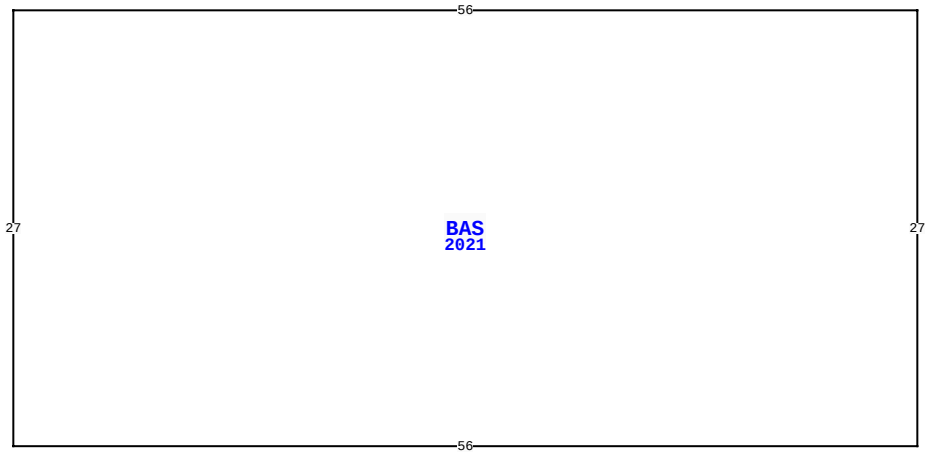
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	152,028
TOTALS	1,512		1,512	152,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	136.8000	102.60	155,131	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 0% - 2024 Heated Area: 1512 HX Base Yr



43024 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	152,028
TOTAL MARKET OB/XF VALUE	11,675
TOTAL LAND VALUE - MARKET	56,560
TOTAL MARKET VALUE	220,263
SOH/AGL Deduction	0
ASSESSED VALUE	220,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,263
TOTAL JUST VALUE	220,263
NCON VALUE	6,402
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004322	MH MOVE-ON	0	04/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0619	1/08/2021	WD	Q	V	02	30,000
GRANTOR: SHEPPARD VICTOR D						
GRANTEE: HARNAGE SUSAN & PAU						
0779/1897	12/18/1996	WD	U	V	07	100
GRANTOR: SHEPPARD MADGE MIMS						
GRANTEE: SHEPPARD VICTOR D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 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	0351	CARPORT MT	0	0	30	30	900.00	SF	6.30	6.30	100	2021	2021	3	93	5,273	
2	0351	CARPORT MT	0	0	33	20	660.00	SF	10.00	10.00	100	2024	2022		97	6,402	

LAND DESCRIPTION

TOTAL OB/XF 11,675

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	0		OR	0.00	0.00	2.02	AC		1.00	1.00	0.80	35,000.00	28,000.00	56,560							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 2.02 Total Land Value: 56,560 Market: 0 Agricultural: 0 Common: 56,560 PRINTED 08/06/2024 BY SYS