LOT 37
IN OR 2660/671
NASSAU VILLAGE 3 UNR

MURRAY CARSON SHEPPARD
54113 BEA ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299C-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

54520 JONAS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,251
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	37,251
SOH/AGL Deduction	0
ASSESSED VALUE	37,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,251
TOTAL JUST VALUE	37,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,840

OLD GARAGE DEMO'D / CRPT STILL PRESENT/ MISC CC =

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240005704	DWMH 28X44 3/2 JA	0	05/10/2024
B2217656	DEMOLITION	0	11/30/2022
R2217658	REPAIR/RRF	500	11/30/2022
B25217	DEMOLITION	1,500	10/01/2011
8128	REPAIR/RRF	2,650	06/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2660/671	6/13/2023	WD	U	I	37	25,000
GRANTOR: EBY TERRY & MARILYN						
GRANTEE: MURRAY CARSON SHEPP						
0902/0381	10/05/1999	QC	Q	I		52,000
GRANTOR: BURBECK ROBERT T & DO						
GRANTEE: EBY TERRY & MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0350	CARPORT WD	0	0	37	13	481.00	SF	13.00	13.00	100	1990	1990	3	20	1,251	

LAND DESCRIPTION

TOTAL OB/XF 1,251

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	000001	C	V RS W/XFOB	0	0006	RM	125.00	502.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 04/05/2023 BY KW Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS