LOT 3
CLEAR LAKE ESTATES #1 PB 7/346

SHEPPERD RALPH V & CHARLOTTE A L/E/
53192 CLEAR LAKE DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

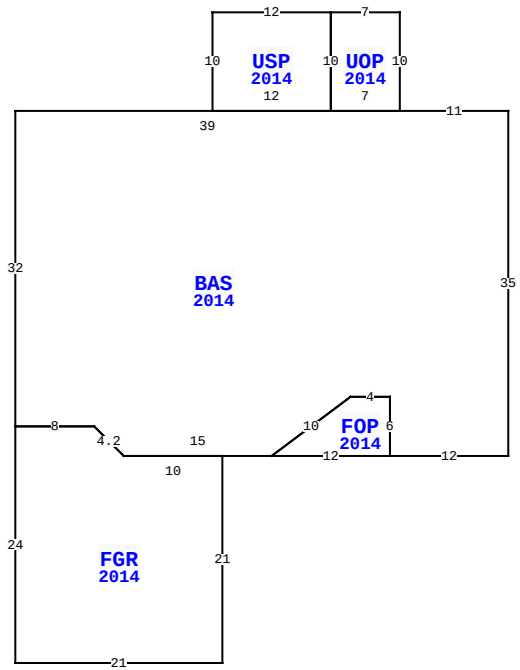
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	218,853
FGR	470	55	258	33,730
FOP	48	30	14	1,830
UOP	70	20	14	1,830
USP	120	30	36	4,706
TOTALS	2,382		1,996	260,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,996	112.1610	140.20	279,839	2014	2014	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2015 Heated Area: 1674 HX Base Yr 2015



53192 CLEAR LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2014 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		279,312
TOTAL MARKET OB/XF VALUE		15,522
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		354,834
SOH/AGL Deduction		173,963
ASSESSED VALUE		180,871
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,871
TOTAL JUST VALUE		354,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428924	GARAGE	24,468	06/01/2014
B1428190	CO ISSUED	0	03/26/2014
B1428190	NEW CONSTR	199,089	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1857	12/19/2023	LE	U	I	11	100
GRANTOR: SHEPPERD RALPH V & CH						
GRANTEE: PICKETT KERRI E						
1911/0920	4/04/2014	WD	U	I	37	35,000
GRANTOR: GREENE KENNETH I						
GRANTEE: SHEPPERD RALPH V &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 UOP=[YR=2014] N10 W7 USP=[YR=2014] W12 S10 E12 N10$ S10 E7$ W39 S32 FGR=[YR=2014] S24 E21 N21 W10 U3 L3 W8$ E8 D3 R3 E15 FOP=[YR=2014] E12 N6 W4 D6 L8 $ R8 U6 E4 S6 E12 N35$.

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	0812	CONCRETE C	0	100	0	0	2,286.00	SF	4.00	4.00	100	2014	2014	3	95	8,687	
2	0476	VF 6 SBPL	0	100	0	0	208.00	LF	32.00	32.00	100	2014	2014	3	87	5,791	
3	0479	VF PICKET	0	100	0	0	120.00	LF	10.00	10.00	100	2014	2014	3	87	1,044	

LAND DESCRIPTION

TOTAL OB/XF 15,522

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

LOT 3
CLEAR LAKE ESTATES #1 PB 7/346

SHEPPERD RALPH V & CHARLOTTE A L/E/
53192 CLEAR LAKE DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

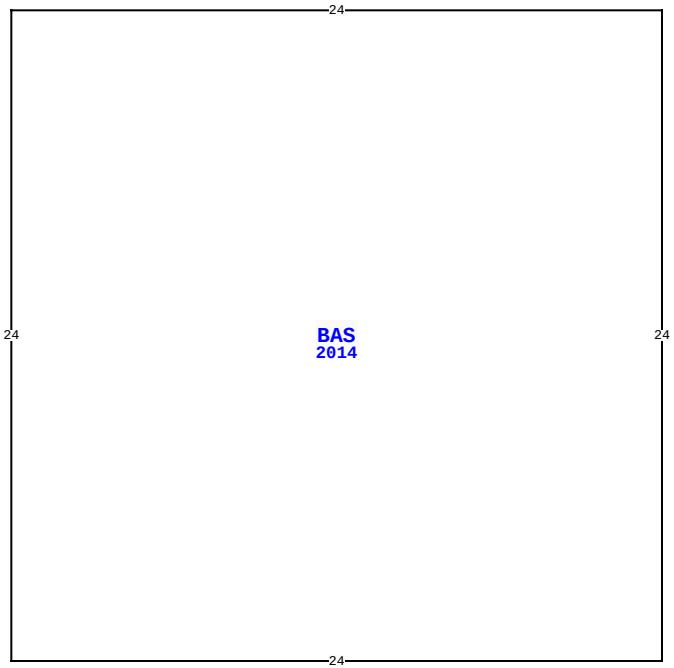
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	18,362
TOTALS	576		576	18,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	101.2000	35.42	20,402	2014	2014	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2015 Heated Area: 576 HX Base Yr 2015



53192 CLEAR LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2014 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		279,312
TOTAL MARKET OB/XF VALUE		15,522
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		354,834
SOH/AGL Deduction		173,963
ASSESSED VALUE		180,871
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,871
TOTAL JUST VALUE		354,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1857	12/19/2023	LE	U	I	11	100
GRANTOR: SHEPPERD RALPH V & CH						
GRANTEE: PICKETT KERRI E						
1911/0920	4/04/2014	WD	U	I	37	35,000
GRANTOR: GREENE KENNETH I						
GRANTEE: SHEPPERD RALPH V &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W24 S24 E24 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS