BLOCK 4 PT OF LOT 13
IN OR 1267/1470 (30-1N-25)
HILLS AT THOMAS CREEK PB 5/65

SHEPPARD RONALD K
43177 SHEPPARD LANE
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0132

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

43131 SHEPPARD LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,050
TOTAL MARKET VALUE	71,050
SOH/AGL Deduction	18,831
ASSESSED VALUE	52,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,219
TOTAL JUST VALUE	71,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,050

T=3144 H=2125 G=418 P=601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011901	PRIVATE PROVIDER	403,426	03/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1267/1470	10/21/2004	QC	U	V	08	100
GRANTOR: ESELY SAMUEL H						
GRANTEE: SHEPPARD RONALD K						
1055/0137	5/10/2002	WD	U	V	21	4,000
GRANTOR: SHEPPARD PHILIP T						
GRANTEE: ESELY SAMUEL H						

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

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
1	000100	C	RES	0		OR	0.00	0.00	2.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	71,050							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 2.03 Total Land Value: 71,050 Market: 0 Agricultural: 0 Common: 71,050 PRINTED 07/30/2025 BY SYS