BLOCK 4 PT LOT 13 R672174
IN OR 777/1204 (30-1N-25)
HILLS AT THOMAS CREEK PB 5/65

SHEPPARD RONALD K
43177 SHEPPARD LANE
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0134

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

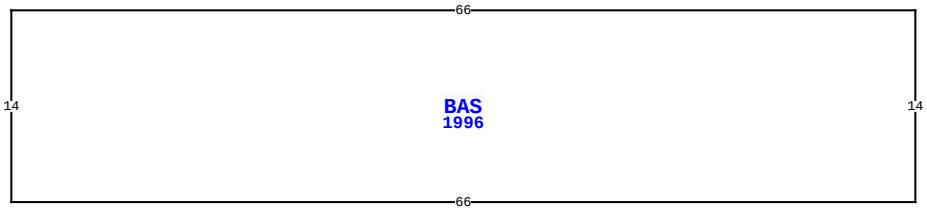
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1996	924	19,648
TOTALS	924			924	19,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	88.6000	70.88	65,493	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 924 HX Base Yr 1997



43177 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		19,648
TOTAL MARKET OB/XF VALUE		4,886
TOTAL LAND VALUE - MARKET		96,720
TOTAL MARKET VALUE		121,254
SOH/AGL Deduction		75,649
ASSESSED VALUE		45,605
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,605
TOTAL JUST VALUE		121,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0777/1204	11/21/1996	WD	Q	I	01	100

GRANTOR: SHEPPARD MADGE MIMS
GRANTEE: SHEPPARD RONALD K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W66 S14 E66 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	0510	GARAGE WD-	0	100	16	24	384.00	SF	26.95	26.95	100	1986	1986	3	20	2,070	
2	0350	CARPORT WD	0	100	15	24	360.00	SF	8.58	8.58	100	1991	1991	3	20	618	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
4	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
5	0510	GARAGE WD-	0	100	24	8	192.00	SF	35.00	35.00	100	2000	2000	3	27	1,814	

LAND DESCRIPTION

TOTAL OB/XF 4,886

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	100	0007	OR	0.00	0.00	4.03	AC		1.00	1.00	0.80	30,000.00	24,000.00	96,720							

REVIEW DATE 06/08/2022 BY TWA Total Acres: 4.03 Total Land Value: 96,720 Market: 0 Agricultural: 0 Common: 96,720 PRINTED 07/30/2025 BY SYS