

IN OR 2129/1879
ESMT OR 695/183
FPL ESMT IN OR 838/1913

SHEPLER DAVID B & JESSICA A/
2049 BISHOP ESTATES RD
SAINT JOHNS, FL 32259

2025

42-2N-27-0000-0056-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2												
Exterior Wall	25	MOD METAL 100				4803	06	6,763	92.4352	42.29	286,007	1998	1998	0	0	0	35.00	65.00	VALUATION BY STANDARD											
Roof Structur	10	STEEL FRME 100				1 STOR WAREH - 0% - 0												Heated Area: 5252												
Roof Cover	12	MODULAR MT 100																HX Base Yr												
Interior Wall	07	NONE 100																VALUATION SUMMARY												
Interior Floo	03	CONC FINSH 100																BUILDING MARKET VALUE 185,905												
Ceiling	04	NONE 100																TOTAL MARKET OB/XF VALUE 23,612												
Air Condition	01	NONE 100																TOTAL LAND VALUE - MARKET 949,608												
Heating Type	01	NONE 100																TOTAL MARKET VALUE 1,159,125												
Plumbing	8	100																SOH/AGL Deduction 720,992												
Frame	05	STEEL 100																ASSESSED VALUE 438,133												
Story Height	17	100																TOTAL EXEMPTION VALUE 0												
RMS	13	100																BASE TAXABLE VALUE 438,133												
Stories	1.	1. 100																TOTAL JUST VALUE 1,159,125												
Class	00	. 100				NCON VALUE 0																								
Units	0	100				INCOME VALUE																								
Occupancy	00	OWNER OCC 100				PREVIOUS YEAR MKT VALUE 453,720																								
Quality						03	Quality Level 03				MERIDIAN WASTE																			
DOR CODE						4800	WAREHOUSE-STORAGE																							
MAP NUM						MKT AREA				04																				
NEIGHBORHOOD/LOC						4051.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
AOF	108	185	2006	200	5,498																									
BAS	3,484	100	1998	3,484	95,770																									
CAN	300	30	2024	90	2,474																									
FAT	858	20	2006	172	4,728																									
GOF	1,208	210	1998	2,537	69,739																									
SFB	350	80	2006	280	7,697																									
TOTALS						6,308		6,763	185,905																					
EXTRA FEATURES						463106 SR 200, YULEE																								
L N	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	0430	CL FNC 6B	0	0	0	0	1,160.00	LF	9.70	9.70	100	1994	1994	3	30	3,376														
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1994	1994	3	30	180														
3	0801	ASPHALT A	0	0	20	14	280.00	SF	3.00	3.00	100	1998	1998	3	50	420														
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1998	1998	3	42	126														
5	0812	CONCRETE C	0	0	0	0	2,155.00	SF	4.00	4.00	100	1998	1998	3	73	6,293														
6	0425	CL FNC 8'	0	0	0	0	152.00	LF	10.65	10.65	100	1998	1998	3	42	680														
7	0476	VF 6 SBPL	0	0	0	0	12.00	LF	32.00	32.00	100	2006	2006	3	66	253														
8	0443	STK FNC 6'	0	0	0	0	56.00	LF	10.00	10.00	100	2006	2006	3	24	134														
9	0097	AWNING CN	0	0	0	0	14.00	SF	65.00	65.00	100	2006	2006	3	40	364														
10	0430	CL FNC 6B	0	0	0	0	148.00	LF	9.70	9.70	100	2006	2006	3	66	947														
LAND DESCRIPTION						TOTAL OB/XF 12,773																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	004800	C	WAREHOUSE	0	0005	CI	0.00	0.00	237,402.00	SF		1.00	1.00	1.00	4.00	4.00	949,608													
REVIEW DATE 07/30/2024 BY KW Total Acres: 5.45 Total Land Value: 949,608 Market: 0 Agricultural: 0 Common: 949,608 PRINTED 07/30/2025 BY SYS																														

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