LOT 37
IN OR 2660/671
NASSAU VILLAGE 3 UNR

MURRAY CARSON SHEPPARD
54113 BEA ROAD
CALLAHAN, FL 32011

**2026**

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

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 |
| Quality | 06 | Quality Level 06 |

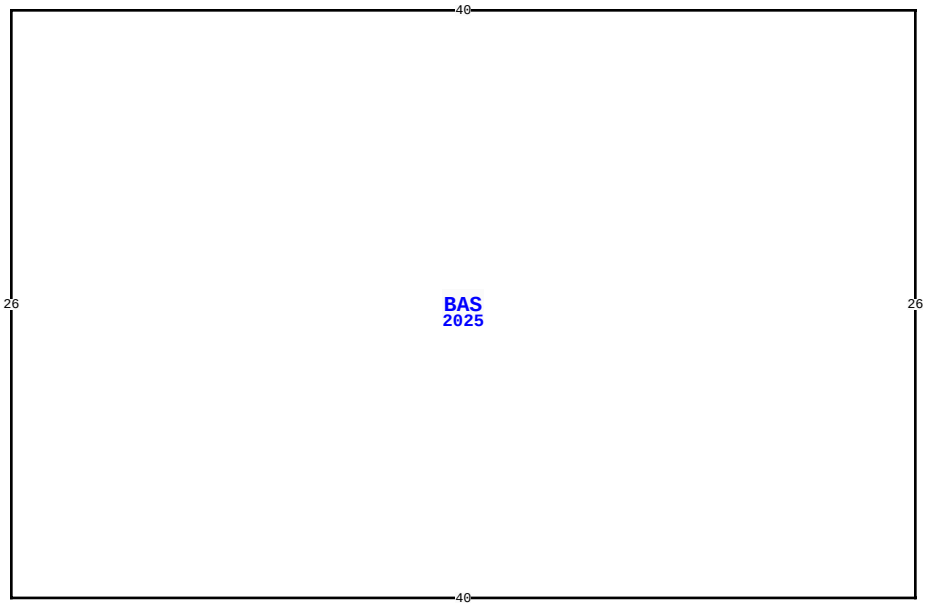
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,040 | 100 | 2025 | 1,040 | 140,705 |
| TOTALS | 1,040 | | | 1,040 | 140,705 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,040 | 151.8400 | 136.66 | 142,126 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 M/H 94+ 0% - 2026 Heated Area: 1040 HX Base Yr




54520 JONAS DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 140,705 |
| TOTAL MARKET OB/XF VALUE | 12,000 |
| TOTAL LAND VALUE - MARKET | 40,800 |
| TOTAL MARKET VALUE | 193,505 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 193,505 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 193,505 |
| TOTAL JUST VALUE | 193,505 |
| NCON VALUE | 140,705 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 63,916 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 250004880 | CO | | 05/07/2025 |
| 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

BAS=[YR=2025;ORIG=10,10] E40 S26 W40 N26 $
.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 1999 | | 100 | 6,000 | |
| 3 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 1999 | | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 12,000

| 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 | 0006 | RM | 125.00 | 502.00 | 1.00 | LT | | 1.00 | 1.00 | 0.80 | 51,000.00 | 40,800.00 | 40,800 | | | | | | | |

REVIEW DATE 10/08/2024 BY TW Total Acres: 0.00 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 07/09/2026 BY SYS