LOTS 67 312 321 322 323 329
330 331 332 & 332 1/2
IN OR 2168/566 & OR 2410/119

NYE RICHARD
34136 CHESHIRE PLACE
CALLAHAN, FL 32011

2023

14-1N-24-2180-0067-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

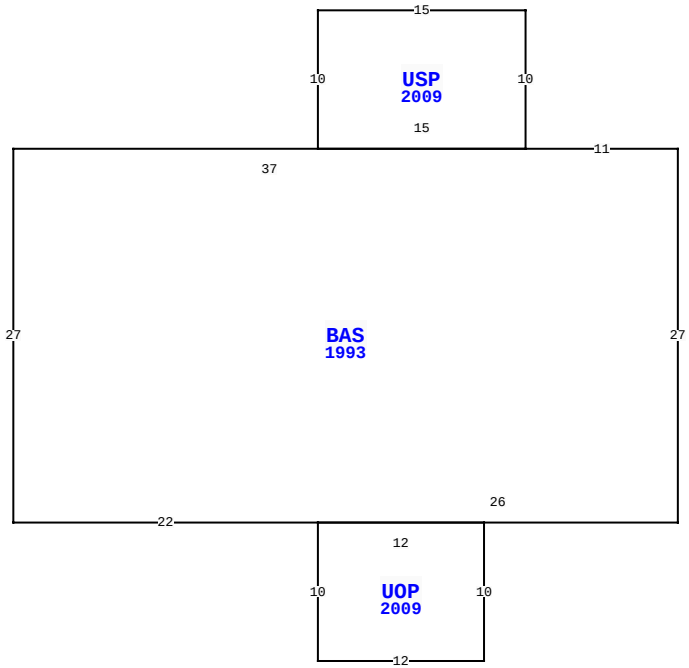
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	50,557
UOP	120	25	30	1,170
USP	150	50	75	2,926
TOTALS	1,566		1,401	54,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,401	136.4000	88.66	124,213	1993	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2021 Heated Area: 1296 HX Base Yr 2021



34136 CHESHIRE PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		106,726
TOTAL MARKET OB/XF VALUE		10,044
TOTAL LAND VALUE - MARKET		92,540
TOTAL MARKET VALUE		209,310
SOH/AGL Deduction		34,833
ASSESSED VALUE		174,477
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,477
TOTAL JUST VALUE		209,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5240	CO ISSUED	0	02/10/2010
MH5240	MH MOVE-ON	0	12/01/2009
M14969	H/AC	0	12/01/2009
P14067	OTHER	0	12/01/2009
93159	MH MOVE-ON	27,000	11/11/1993
8030	ADDITION	2,040	04/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2578/1197	7/12/2022	QC	U	V	11	100
GRANTOR: SIMMONS EDGAR JAY						
GRANTEE: NYE RICHARD M						
2410/0119	8/05/2020	WD	U	I	11	100
GRANTOR: CHESIRE IVEY & HOLLY						
GRANTEE: NYE RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 USP=[YR=2009] N10 W15 S10 E15$ W37 S27 E22
UOP=[YR=2009] S10 E12 N10 W12$ E26 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
5	0681	POLE SHED	0	100	24	22	528.00	SF	15.00	15.00	100	2020	2020	3	95	7,524	

LAND DESCRIPTION

TOTAL OB/XF 10,044

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.83	AC		1.00	1.00	1.00	18,000.00	18,000.00	86,940							
2	009530	C	POND	0			0.00	0.00	2.24	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,600							

REVIEW DATE 04/10/2023 BY WWA Total Acres: 7.07 Total Land Value: 92,540 Market: 0 Agricultural: 0 Common: 92,540 PRINTED 08/02/2023 BY SYS

LOTS 67 312 321 322 323 329
330 331 332 & 332 1/2
IN OR 2168/566 & OR 2410/119

NYE RICHARD
34136 CHESHIRE PLACE
CALLAHAN, FL 32011

2023

14-1N-24-2180-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

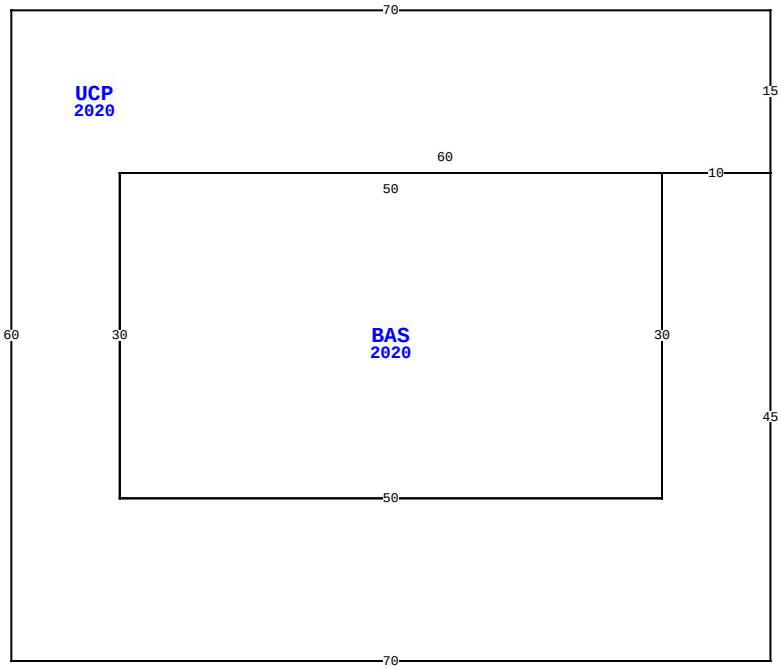
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	25,710
UCP	2,700	20	540	9,256
TOTALS	4,200		2,040	34,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,040	49.9800	17.49	35,680	2020	2020	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2021 Heated Area: 1500 HX Base Yr 2021



34136 CHESHIRE PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		106,726
TOTAL MARKET OB/XF VALUE		10,044
TOTAL LAND VALUE - MARKET		92,540
TOTAL MARKET VALUE		209,310
SOH/AGL Deduction		34,833
ASSESSED VALUE		174,477
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,477
TOTAL JUST VALUE		209,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8497	MH MOVE-ON	22,000	04/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1197	7/12/2022	QC	U	V	11	100
GRANTOR: SIMMONS EDGAR JAY						
GRANTEE: NYE RICHARD M						
2410/0119	8/05/2020	WD	U	I	11	100
GRANTOR: CHESIRE IVEY & HOLLY						
GRANTEE: NYE RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2020] W70 S60 E70 N45 W10 BAS=[YR=2020] W50 S30 E50 N30$ S30 W50 N30 E60 N15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/10/2023 BY WWA Total Acres: 7.07 Total Land Value: 92,540 Market: 0 Agricultural: 0 Common: 92,540 PRINTED 08/02/2023 BY SYS

LOTS 67 312 321 322 323 329
330 331 332 & 332 1/2
IN OR 2168/566 & OR 2410/119

NYE RICHARD
34136 CHESHIRE PLACE
CALLAHAN, FL 32011

2023

14-1N-24-2180-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

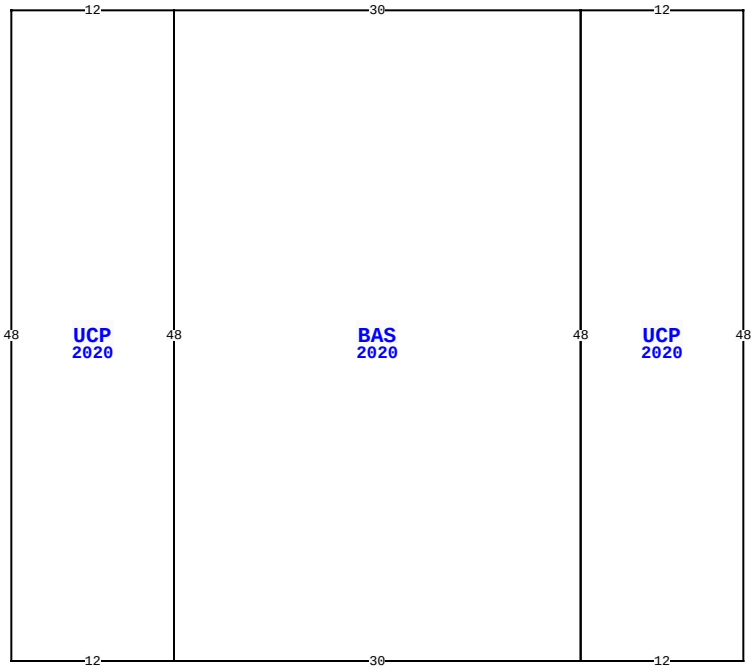
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	14,750
UCP	576	20	115	1,178
UCP	576	20	115	1,178
TOTALS	2,592		1,670	17,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,670	44.0000	10.56	17,635	2020	2020	0	0	0	3.00	97.00

4 BARNS – 100% - 2021 Heated Area: 1440 HX Base Yr 2021



34136 CHESHIRE PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		106,726
TOTAL MARKET OB/XF VALUE		10,044
TOTAL LAND VALUE - MARKET		92,540
TOTAL MARKET VALUE		209,310
SOH/AGL Deduction		34,833
ASSESSED VALUE		174,477
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,477
TOTAL JUST VALUE		209,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1197	7/12/2022	QC	U	V	11	100
GRANTOR: SIMMONS EDGAR JAY						
GRANTEE: NYE RICHARD M						
2410/0119	8/05/2020	WD	U	I	11	100
GRANTOR: CHESIRE IVEY & HOLLY						
GRANTEE: NYE RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2020] W12 BAS=[YR=2020] W30 UCP=[YR=2020] W12 S48 E12 N48$ S48 E30 N48$ S48 E12 N48$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/10/2023 BY WWA Total Acres: 7.07 Total Land Value: 92,540 Market: 0 Agricultural: 0 Common: 92,540 PRINTED 08/02/2023 BY SYS