

PT OF LOT 67
IN OR 2576/627
PT ABND R/W'S RES 19-111

SIMMONS JAMES G & CYNTHIA L/E/
34112 CHESIRE PL
CALLAHAN, FL 32011

2023

14-1N-24-2180-0067-0030



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 6																										
Exterior Wall	05	AVERAGE 100	0820	02	1,472	67.4300	43.83	64,518	1975	1980	0	0	0	70.00	30.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2018													Heated Area: 1362													HX Base Yr 2018												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	04	PLYWOOD 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	13	LVT/LAMNT 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		2 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	0	0 100																																							
Units		0 100																																							
Quality			01	Quality Level 01																																					
DOR CODE			0200MOBILE 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	1,362	100	1,362	17,909																																					
UOP	442	25	110	1,446																																					
TOTALS			1,804		1,472		19,355																																		
EXTRA FEATURES			34112 CHESHIRE PL, CALLAHAN																																						
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	0810	CONCRETE A	0 100	18	10	180.00	SF	6.50	6.50	100	1980	1980	3	35	410																										
2	0810	CONCRETE A	0 100	0	0	208.00	SF	6.50	6.50	100	2010	2010	3	92	1,244																										
3	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2010	2010	3	64	8,064																										
4	0810	CONCRETE A	0 100	57	4	228.00	SF	6.50	6.50	100	2019	2019	3	99	1,467																										
5	0510	GARAGE WD-	0 100	20	40	800.00	SF	35.00	35.00	100	2020	2020	3	95	26,600																										
6	0351	CARPORT MT	0 100	18	30	540.00	SF	10.00	10.00	100	2020	2020	3	93	5,022																										
7	0812	CONCRETE C	0 100	0	0	1,164.00	SF	4.00	4.00	100	2020	2020	3	99	4,609																										
LAND DESCRIPTION			TOTAL OB/XF 47,416																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	0.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	20,400																								
REVIEW DATE 07/20/2021 BY TWA Total Acres: 0.68 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 08/02/2023 BY SYS																																									

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