

BLOCK 4 LOT 9 (19-1N-25)
IN OR 1657/813
R672202 & R672203

WILKES SHEILA D L/E/
43002 KIDS COACH LANE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0090



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 80
Interior Floo	08	SHT VINYL 20
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	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	1,800	100	1,800	62,024
FEP	420	85	357	12,301
FOP	209	30	63	2,171
TOTALS	2,429		2,220	76,496

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0511	GARAGE CB-	0 100	30	30	900.00	SF	40.00	40.00
2	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00
3	0812	CONCRETE C	0 100	0	0	1,600.00	SF	4.00	4.00
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	11.56

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,220	140.6400	98.45	218,559	1994	1995	0	0	65.00	35.00
2 M/H 94+ - 100% - 0 Heated Area: 2157 HX Base Yr											
43002 KIDS COACH LN, CALLAHAN											

TOTAL OB/XF											
38,271											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		167,802	
TOTAL MARKET OB/XF VALUE		38,271	
TOTAL LAND VALUE - MARKET		173,400	
TOTAL MARKET VALUE		379,473	
SOH/AGL Deduction		211,728	
ASSESSED VALUE		167,745	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		117,745	
TOTAL JUST VALUE		379,473	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,412	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7712	XFOB	85,000	12/06/1991
8109	MH MOVE-ON	13,000	03/27/1990
5882	TEMP POLE	0	04/28/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0741/1440	10/17/1995	QC	U	I	06
GRANTOR: WILKES WM & JUDY					
GRANTEE: WILKES WILLIAM A					
0448/0452	3/01/1985	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1995] W32 FEP=[YR=2003] N12 W35 S12 E35 \$ W35 S27 E33 FOP=[YR=2003] S10 E20 N10 W9 N1 W9 S1 W2 \$ E2 N1 E9 S1 E23 N27 \$.					

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