

JONES RICHARD L & MARY G
43087 KIDS COACH LN
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6		
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		30	VINYL 100		0800	02	1,740	128.0400	89.63	155,956	2022	2022	0	0	0	1.00	99.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2023										Heated Area: 1740										HX Base Yr 2022									
Roof Cover		03	COMP SHNGL 100		58 30 BAS 2022 58 30										BUILDING MARKET VALUE										154,396									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										0									
Interior Floo		13	LVT/LAMNT 80												TOTAL LAND VALUE - MARKET										218,890									
Interior Floo		14	CARPET 20												TOTAL MARKET VALUE										193,729									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										193,729									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2 100												BASE TAXABLE VALUE										143,729									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										373,286									
Stories		0	0 100												NCON VALUE										154,393									
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										5,500																			
Quality		04	Quality Level 04																															
DOR CODE		5401	TIMBER 2-1 SI 90+																															
MAP NUM			MKT AREA												08																			
NEIGHBORHOOD/LOC		8005.00																																
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																										
BAS		1,740		100		1,740		154,396																										
TOTALS		1,740				1,740		154,396																										
EXTRA FEATURES										43087 KIDS COACH LN, CALLAHAN										BLD DATE				LGL DATE		06/15/2023		MLU						
																				XF DATE				LAND DATE										
																				INC DATE				AG DATE										
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									
1	005000	C	RURAL HOME		100			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																
2	005401	A	TIMB2-1 SI		0			0.00	0.00	7.00	AC		1.00	1.00	1.00	790.00	790.00	5,530																
3	005400	A	TIMBER 1 SI		0			0.00	0.00	1.81	AC		1.00	1.00	1.00	720.00	720.00	1,303																
4	009530	C	POND		100			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500																
5	009910	M	MKT.VAL.AG		0			0.00	0.00	9.81	AC		1.00	1.00	1.00	19,000.00	19,000.00	186,390																
REVIEW DATE		01/06/2022		BY	TW		Total Acres: 10.81		Total Land Value: 39,333		Market: 186,390		Agricultural: 6,833		Common: 32,500		PRINTED 08/02/2023 BY SYS																	