PT OF LOT 67
IN OR 584/1270
R567545 & R567546

CHESHIRE CLAUDE E & GEORGIA L/E/
PO BOX 206
CALLAHAN, FL 32011-0206

2024

14-1N-24-2180-0067-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

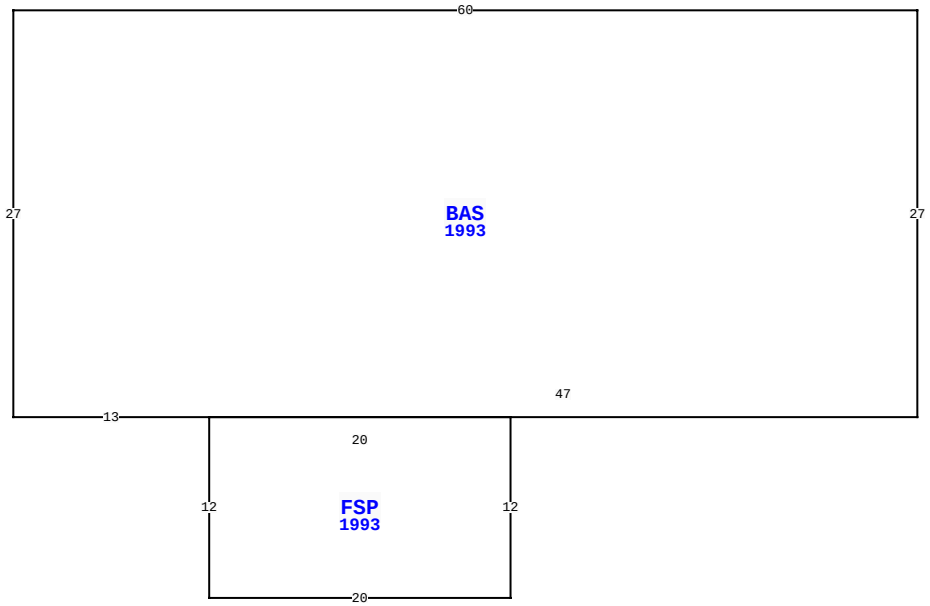
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	72,414
FSP	240	60	144	6,437
TOTALS	1,860		1,764	78,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,764	159.6400	111.75	197,127	1992	1997	0	0	0	60.00	40.00

1 M/H 93- – 100% - 0 Heated Area: 1620 HX Base Yr



34133 CHESHIRE PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		78,851
TOTAL MARKET OB/XF VALUE		4,068
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		133,919
SOH/AGL Deduction		90,081
ASSESSED VALUE		43,838
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,838
TOTAL JUST VALUE		133,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9130	MH MOVE-ON	33,900	12/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/1507	8/21/2023	QC	U	I	11	100
GRANTOR: CHESHIRE CLAUDE EUGNE						
GRANTEE: NYE RICHARD M						
0584/1270	12/02/1989	WD	U	V	01	100
GRANTOR: CHESHIRE IVEY D & H						
GRANTEE: CHESHIRE CLAUDE & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E13 FSP=[YR=1993] S12 E20 N12 W20$ E47 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1985	1985	3	20	192	
3	0810	CONCRETE A	0	100	66	4	264.00	SF	6.50	6.50	100	2000	2000	3	79	1,356	

LAND DESCRIPTION

TOTAL OB/XF 4,068

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	30,000.00	25,500.00	51,000							

REVIEW DATE 07/20/2021 BY TWA Total Acres: 2.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/06/2024 BY SYS