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

2024

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
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

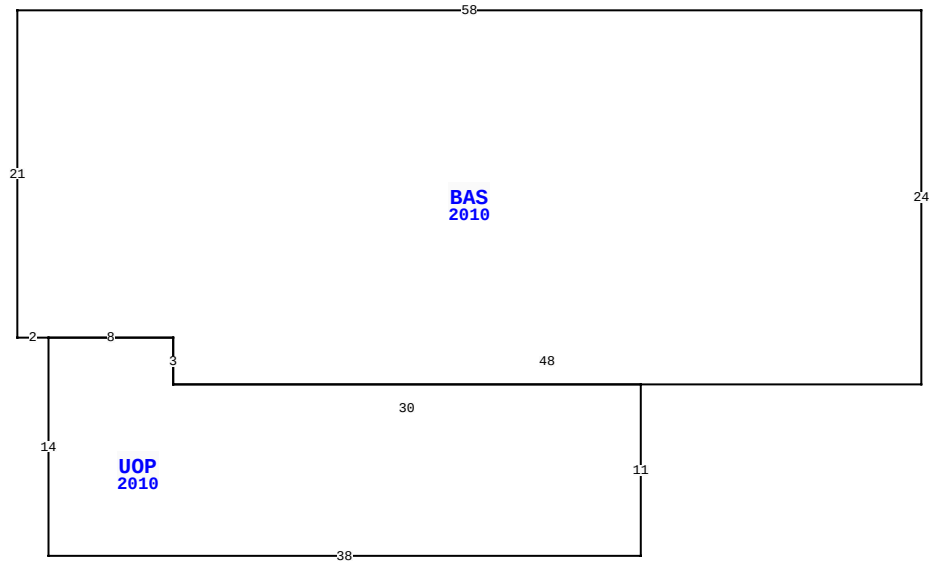
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	1,362	19,286
UOP	442	25	110	1,558
TOTALS	1,804		1,472	20,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,472	67.4300	47.20	69,478	1975	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1362 HX Base Yr 2018



34112 CHESHIRE PL, CALLAHAN

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

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	0810	CONCRETE A	0	100	18	10	180.00	SF	6.50	6.50	100	1980	1980	3	32.5	380	
2	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	2010	2010	3	91	1,230	
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2010	2010	3	60	7,560	
4	0810	CONCRETE A	0	100	57	4	228.00	SF	6.50	6.50	100	2019	2019	3	98	1,452	
5	0510	GARAGE WD-	0	100	20	40	800.00	SF	35.00	35.00	100	2020	2020	3	93	26,040	
6	0351	CARPORT MT	0	100	18	30	540.00	SF	10.00	10.00	100	2020	2020	3	90	4,860	
7	0812	CONCRETE C	0	100	0	0	1,164.00	SF	4.00	4.00	100	2020	2020	3	99	4,609	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		155,428
TOTAL MARKET OB/XF VALUE		46,131
TOTAL LAND VALUE - MARKET		20,400
TOTAL MARKET VALUE		221,959
SOH/AGL Deduction		81,299
ASSESSED VALUE		140,660
TOTAL EXEMPTION VALUE	HX HB VX SX	105,000
BASE TAXABLE VALUE		35,660
TOTAL JUST VALUE		221,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1800495	CO ISSUED	0	01/17/2018
17007273	MH MOVE-ON	0	11/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/0627	7/07/2022	QC	U	I	11	100
GRANTOR: SIMMONS JAMES G & CYN						
GRANTEE: SIMMONS JAMES G & C						
1665/1725	2/27/2010	WD	Q	I	01	50,000
GRANTOR: CHESIRE IVEY D & HOLL						
GRANTEE: SIMMONS JAMES G & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W58 S21 E2 UOP=[YR=2010] S14 E38 N11 W30 N3 W8$ E8 S3 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 46,131

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	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 08/06/2024 BY SYS

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

2024

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

BUILDING CHARACTERISTICS

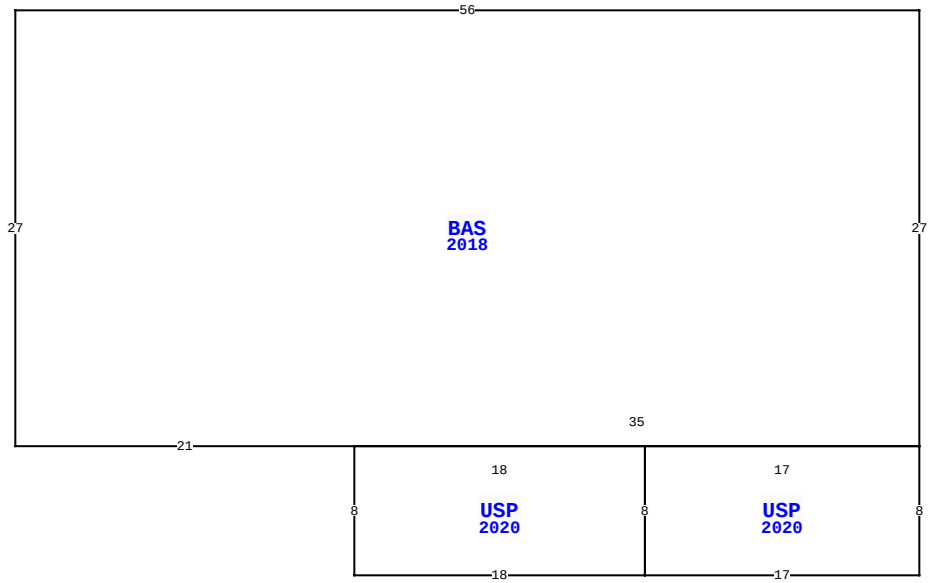
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,512	100	1,512	123,179
USP	136	50	68	5,540
USP	144	50	72	5,866
TOTALS	1,792		1,652	134,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,652	116.8000	87.60	144,715	2018	2018	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2018 Heated Area: 1512 HX Base Yr 2018



34112 CHESHIRE PL, CALLAHAN

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NASSAU COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: SIMMONS JAMES G & C						
1665/1725	2/27/2010	WD	Q	I	01	50,000
GRANTOR: CHESIRE IVEY D & HOLL						
GRANTEE: SIMMONS JAMES G & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S27 E21 USP=[YR=2020] S8 E18 USP=[YR=2020] E17 N8 W17 S8$ N8 W18$ E35 N27$.

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 07/20/2021 BY TWA Total Acres: 0.68 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 08/06/2024 BY SYS