BLOCK 4 LOT 10
SEC 19-1N-25
HILLS AT THOMAS CREEK PB 5/65

SCHIRMER DANIEL
43087 KIDS COACH LN
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0101

BUILDING CHARACTERISTICS

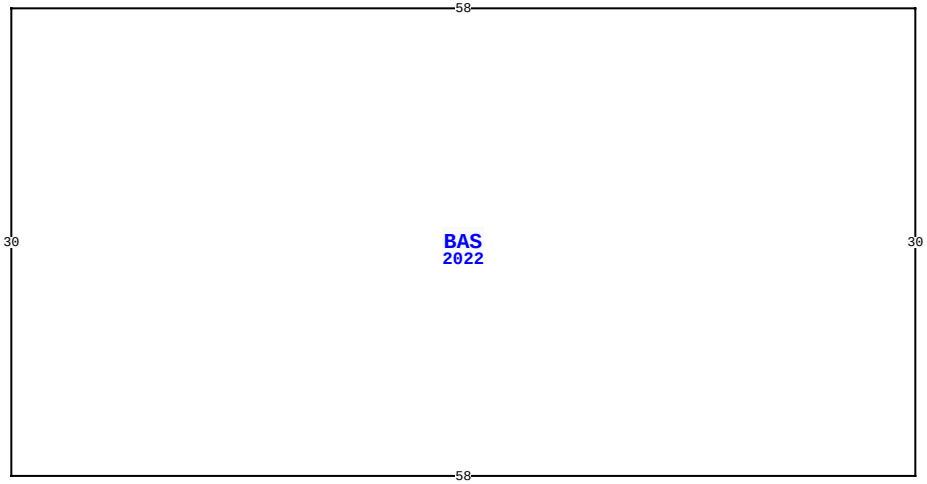
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	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	165,421
TOTALS	1,740		1,740	165,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,740	128.0400	96.03	167,092	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2023 Heated Area: 1740 HX Base Yr 2022



43087 KIDS COACH LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	01/31/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		165,421
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		218,890
TOTAL MARKET VALUE		204,807
SOH/AGL Deduction		5,418
ASSESSED VALUE		199,389
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,389
TOTAL JUST VALUE		384,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001817	CO ISSUED	0	02/02/2022
21015404	MH MOVE-ON	0	11/08/2021
MH003177	MH MOVE-ON	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/1811	5/06/2024	WD	Q	I	01	350,000
GRANTOR: JONES RICHARD L & MAR						
GRANTEE: SCHIRMER DANIEL						
2499/0844	9/22/2021	WD	Q	V	01	149,500
GRANTOR: FIRST COAST INC						
GRANTEE: JONES RICHARD L & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W58 S30 E58 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005000	C	RURAL HOME	100		OR	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		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	795.00	795.00	5,565							
3	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	1.81	AC		1.00	1.00	1.00	730.00	730.00	1,321							
4	009530	C	POND	100		OR	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		OR	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: 39,386 Market: 186,390 Agricultural: 6,886 Common: 32,500 PRINTED 08/06/2024 BY SYS