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

2025

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

NASSAU COUNTY PROPERTY

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

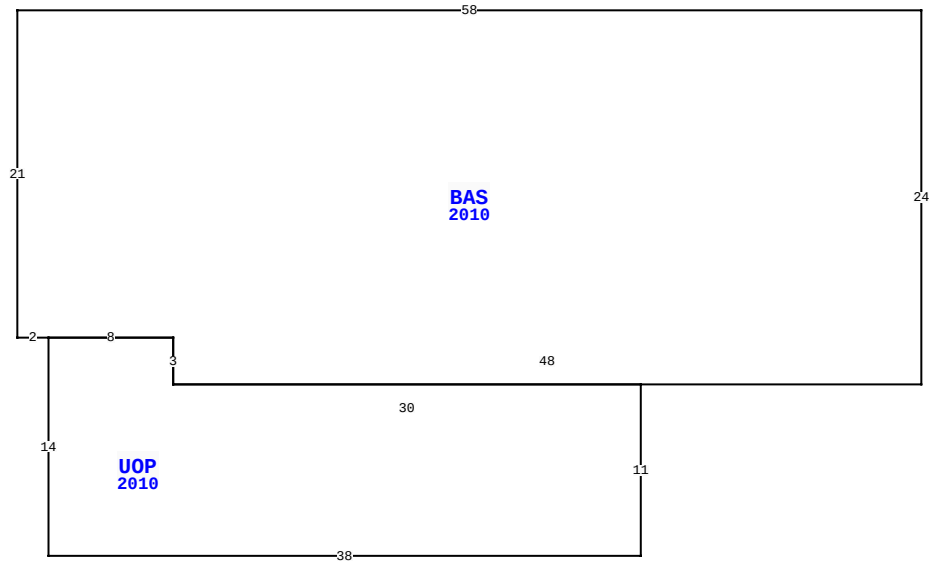
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	2010	1,362	22,040
UOP	442	25	2010	110	1,780
TOTALS	1,804			1,472	23,820

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	53.94	79,400	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	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		171,430
TOTAL MARKET OB/XF VALUE		44,469
TOTAL LAND VALUE - MARKET		30,600
TOTAL MARKET VALUE		246,499
SOH/AGL Deduction		101,760
ASSESSED VALUE		144,739
TOTAL EXEMPTION VALUE	HX HB VX SX	105,722
BASE TAXABLE VALUE		39,017
TOTAL JUST VALUE		246,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,959

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$.

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	30	351	
2	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	2010	2010	3	90	1,217	
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2010	2010	3	56	7,056	
4	0810	CONCRETE A	0	100	57	4	228.00	SF	6.50	6.50	100	2019	2019	3	97	1,438	
5	0510	GARAGE WD-	0	100	20	40	800.00	SF	35.00	35.00	100	2020	2020	3	90	25,200	
6	0351	CARPORT MT	0	100	18	30	540.00	SF	10.00	10.00	100	2020	2020	3	86	4,644	
7	0812	CONCRETE C	0	100	0	0	1,164.00	SF	4.00	4.00	100	2020	2020	3	98	4,563	

LAND DESCRIPTION

TOTAL OB/XF 44,469

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	000100	C	RES	100	0006	OR	0.00	0.00	0.68	AC		1.00	1.00	1.00	45,000.00	45,000.00	30,600							

REVIEW DATE 07/20/2021 BY TWA Total Acres: 0.68 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 07/30/2025 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

2025

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

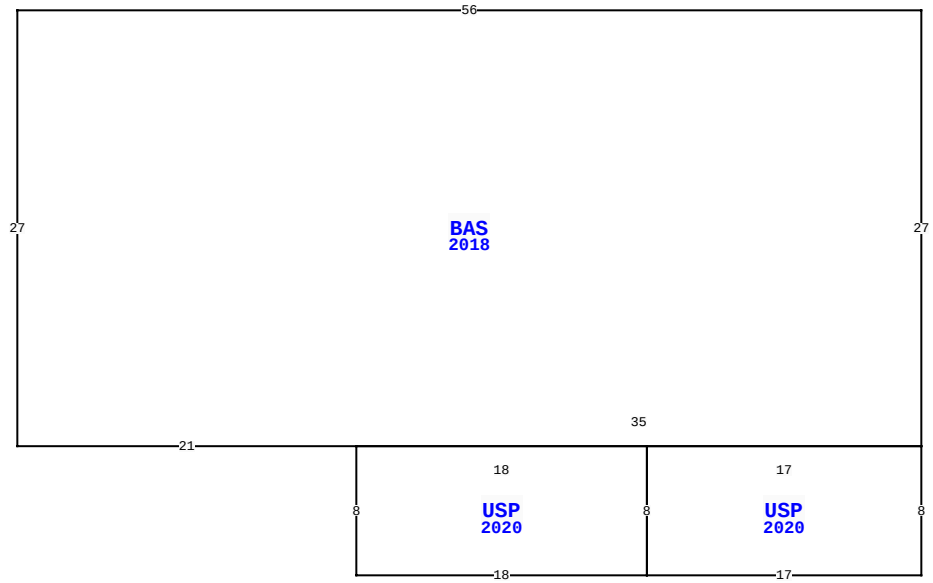
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2018	1,512	135,100
USP	136	50	2020	68	6,076
USP	144	50	2020	72	6,433
TOTALS	1,792			1,652	147,610

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	99.28	164,011	2018	2018	0	0	0	10.00	90.00

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



34112 CHESHIRE PL, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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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

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