

BLOCK 4 LOT 9 (19-1N-25)
IN OR 1657/813
R672202 & R672203

WILKES SHEILA D L/E/
43002 KIDS COACH LANE
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0090



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 80
Interior Floo	08	SHT VINYL 20
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	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,800	100
FEP	420	85
FOP	209	30
TOTALS	2,429	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,220	140.6400	119.54	265,379	1994	1994	0	0	70.00	30.00
2 M/H 94+ - 100% - 0 Heated Area: 2157 HX Base Yr											
TOTALS	2,429		2,220	79,614							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0 100	30	30	900.00	SF	40.00	40.00	100	2002
2	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2002
3	0812	CONCRETE C	0 100	0	0	1,600.00	SF	4.00	4.00	100	1991
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994

43002 KIDS COACH LN, CALLAHAN										INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
900.00	SF	40.00	40.00	100	2002	2002	3	80	28,800								
1.00	UT	5,000.00	5,000.00	100	2002	2002	3	29	1,450								
1,600.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,808								
1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590								

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	11.56	AC	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											6
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						163,146					
TOTAL MARKET OB/XF VALUE						36,648					
TOTAL LAND VALUE - MARKET						179,180					
TOTAL MARKET VALUE						378,974					
SOH/AGL Deduction						201,186					
ASSESSED VALUE						177,788					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						127,066					
TOTAL JUST VALUE						378,974					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						369,232					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7712	XFOB	85,000	12/06/1991
8109	MH MOVE-ON	13,000	03/27/1990
5882	TEMP POLE	0	04/28/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0741/1440	10/17/1995	QC	Q	I	06	100			
GRANTOR: WILKES WM & JUDY									
GRANTEE: WILKES WILLIAM A									
0448/0452	3/01/1985	WD	Q	V		24,600			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W32 FEP=[YR=2003] N12 W35 S12 E35 \$ W35 S27 E33 FOP=[YR=2003] S10 E20 N10 W9 N1 W9 S1 W2 \$ E2 N1 E9 S1 E23 N27 \$.											

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