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

SCHIRMER DANIEL
43087 KIDS COACH LN
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 70
Interior Floo	14	CARPET 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

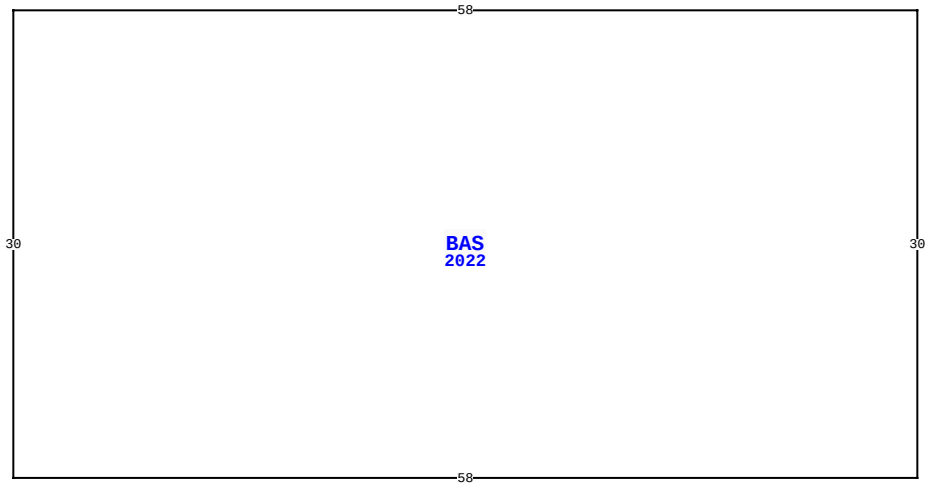
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2022	1,740	166,973
TOTALS	1,740			1,740	166,973

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	115.2000	97.92	170,381	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2025 Heated Area: 1740 HX Base Yr 2025



43087 KIDS COACH LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,973
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		145,971
TOTAL MARKET VALUE		312,944
SOH/AGL Deduction		0
ASSESSED VALUE		312,944
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,222
TOTAL JUST VALUE		312,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,311

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	000100	C	RES	100		OR	0.00	0.00	9.81	AC		1.00	1.00	0.75	19,500.00	14,625.00	143,471							
2	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							

REVIEW DATE 03/25/2025 BY WWA Total Acres: 10.81 Total Land Value: 145,971 Market: 0 Agricultural: 0 Common: 145,971 PRINTED 07/30/2025 BY SYS