

NYE RICHARD
34136 CHESHIRE PLACE
CALLAHAN, FL 32011

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																	
ELEMENT		CD								TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		6			
Exterior Wall		30		VINYL 100						0820		02		1,668		148.8000		126.48		210,969		1993		1993		0		0		0		70.00		30.00		6	
Roof Structure		03		GABLE/HIP 100						1		M/H		93-		100% -		2021		Heated Area: 1296						HX		Base Yr		2021							
Roof Cover		12		MODULAR MT 100																																	
Interior Wall		05		DRYWALL 100																																	
Interior Floor		14		CARPET 100																																	
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																																	
BUD8 Adjustme		06		DIST 1D 100																																	
Quality		05		Quality Level 05																																	
DOR CODE		0200		MOBILE HOME																																	
MAP NUM				MKT AREA																																	
NEIGHBORHOOD/LOC				8005.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		1,296		100		1993		1,296		49,175																											
UOP		336		25		2020		84		3,187																											
USP		576		50		2020		288		10,928																											
TOTALS		2,208						1,668		63,291																											
EXTRA FEATURES				34136 CHESHIRE PL, CALLAHAN																																	
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							
1		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1991		1991		3		66		2,310									
2		0681		POLE SHED		0 100		24 22		528.00		SF		15.00		15.00		100		2020		2020		3		87		6,890									

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2026

14-1N-24-2180-0067-0000

[illegible]

LOTS 67 312 321 322 323 329
330 331 332 & 332 1/2
IN OR 2168/566 & OR 2410/119

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34136 CHESHIRE PLACE
CALLAHAN, FL 32011

2026

14-1N-24-2180-0067-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD ON PLY 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall		N/A 100			
Interior Floor	01	NONE 100			
Air Condition	99	N/A 100			
Heating Type		N/A 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2020	1,440	15,567
UCP	576	20	2020	115	1,243
UCP	576	20	2020	115	1,243
TOTALS	2,592			1,670	18,054

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8600	01	1,670	44.0000	11.88	19,840	2020	2020	0	0	9.00	91.00
4 BARNs 100% - 2021 Heated Area: 1440 HX Base Yr 2021											
12 30 12 48 UCP 2020 48 BAS 2020 48 UCP 2020 48 12 30 12											
34136 CHESHIRE PL, CALLAHAN											
				BLD DATE					LGL DATE	05/08/2026 MLU	
				XF DATE					LAND DATE		
				INC DATE					AG DATE		

NASSAU COUNTY PROPERTY										PAGE 3 of 3		6
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 6								Tax Dist:				
BUILDING MARKET VALUE								119,117				
TOTAL MARKET OB/XF VALUE								9,200				
TOTAL LAND VALUE - MARKET								140,840				
TOTAL MARKET VALUE								269,157				
SOH/AGL Deduction								79,241				
ASSESSED VALUE								189,916				
TOTAL EXEMPTION VALUE								HX HB		51,411		
BASE TAXABLE VALUE								138,505				
TOTAL JUST VALUE								269,157				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								273,555				