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

2026

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

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	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

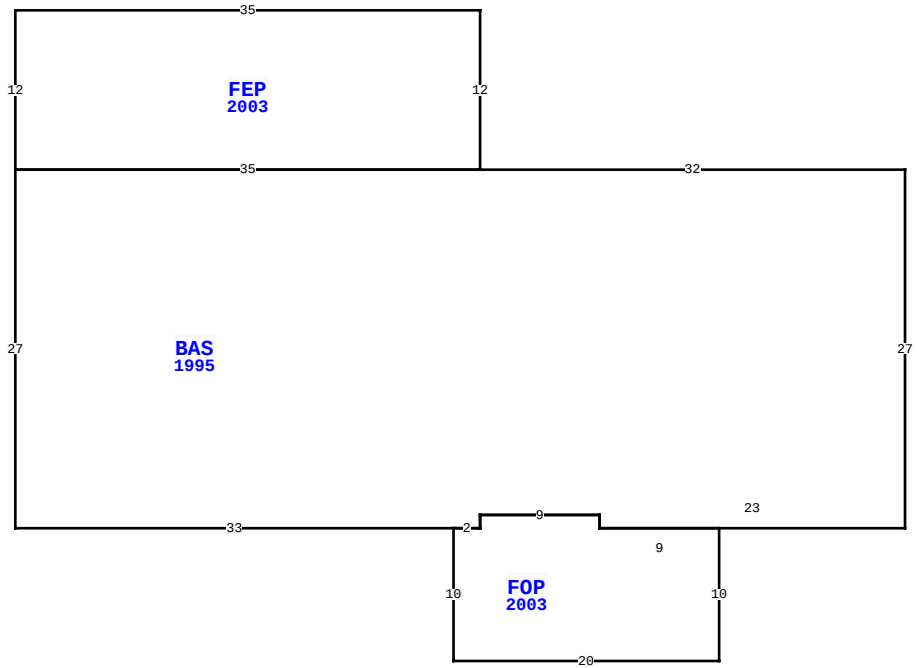
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1995	1,800	68,353
FEP	420	85	2003	357	13,557
FOP	209	30	2003	63	2,393
TOTALS	2,429			2,220	84,302

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	126.58	281,008	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ 100% - 0 Heated Area: 2157 HX Base Yr



43002 KIDS COACH LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		171,064
TOTAL MARKET OB/XF VALUE		32,360
TOTAL LAND VALUE - MARKET		196,520
TOTAL MARKET VALUE		399,944
SOH/AGL Deduction		217,356
ASSESSED VALUE		182,588
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,177
TOTAL JUST VALUE		399,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,974

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

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 $.

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	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	100	2002	2002	3	79	28,440	
2	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	28	1,400	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 32,360

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	11.56	AC		1.00	1.00	1.00	17,000.00	17,000.00	196,520							

REVIEW DATE 01/01/2023 BY CD Total Acres: 11.56 Total Land Value: 196,520 Market: 0 Agricultural: 0 Common: 196,520 PRINTED 07/09/2026 BY SYS

BLOCK 4 LOT 9 (19-1N-25)
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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

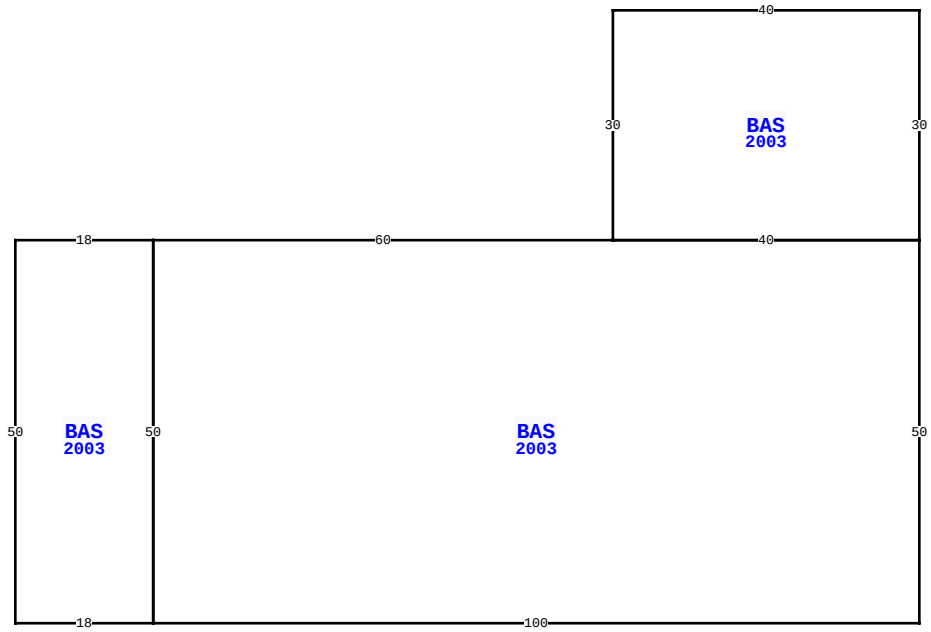
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2003	900	10,998
BAS	1,200	100	2003	1,200	14,664
BAS	5,000	100	2003	5,000	61,100
TOTALS	7,100			7,100	86,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	01	7,100	51.4425	24.44	173,524	1991	1991	0	0	0	50.00	50.00

3 PREFAB MTL 100% - 0 Heated Area: 7100 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: WILKES WILLIAM A						
0448/0452	3/01/1985	WD	Q	V		24,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W40 S30 BAS=[YR=2003] W60 BAS=[YR=2003] W18 S50 E18 N50 $ S50 E100 N50 W40 $ E40 N30 $.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 11.56 Total Land Value: 196,520 Market: 0 Agricultural: 0 Common: 196,520 PRINTED 07/09/2026 BY SYS