PT NW1/4 OF SW1/4 OF
SEC 3-2N-25E IN OR 659/251

COULTER ROBERT MICHAEL
56118 COULTER HILL LANE
CALLAHAN, FL 32011

2023

03-2N-25-0000-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

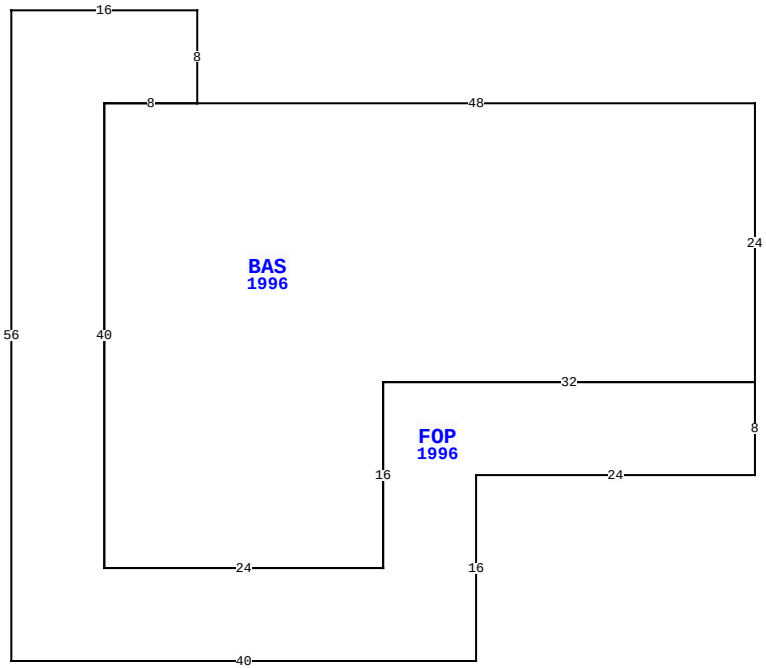
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	172,179
FOP	1,088	30	326	32,483
TOTALS	2,816		2,054	204,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,054	93.4920	111.02	228,035	1996	2001	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 0 Heated Area: 1728 HX Base Yr



56118 COULTER HILL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		204,661
TOTAL MARKET OB/XF VALUE		4,230
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		278,891
SOH/AGL Deduction		153,388
ASSESSED VALUE		125,503
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,503
TOTAL JUST VALUE		278,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M961567	H/AC	0	05/01/1996
B952297	NEW CONSTR	68,096	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0659/0251	5/20/1992	QC	U	I	01	100
GRANTOR: COULTER ROBT & LINDA						
GRANTEE: COULTER ROBERT M						
0559/0825	12/22/1988	WD	Q	I		45,000
GRANTOR: NOYES JAMES D						
GRANTEE: COULTER ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 FOP=[YR=1996] N8 W16 S56 E40 N16 E24 N8 W32 S16 W24 N40 E8$ W8 S40 E24 N16 E32 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	0300	BOAT DCK W	0	100	5	24	120.00	SF	40.00	40.00	100	1987	1987	3	20	960	
3	0940	SHEDS/PORT	0	100	20	16	320.00	SF	20.10	20.10	100	1987	1987	3	20	1,286	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
6	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1988	1988	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 4,230

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS