

PT OF LOTS 3 & 4
IN OR 1776/1420
EX R/W IN OR 442/662

COLEMAN JAMES M REV TRUST/COLEMAN JAMES M TRUSTEE
PO BOX 179
CALLAHAN, FL 32011-0179

2023

28-2N-25-3100-0003-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6															
Exterior Wall	20	FACE BRICK 100	0100	01	3,262	108.5600	97.98	319,611	1974	1985	0	0	26.35	73.65	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 2840 HX Base Yr														
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:														
Interior Wall	05	DRYWALL 90														BUILDING MARKET VALUE 254,767														
Interior Wall	04	PLYWOOD 10														TOTAL MARKET OB/XF VALUE 11,856														
Interior Floo	11	CLAY TILE 100														TOTAL LAND VALUE - MARKET 144,760														
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 305,327														
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 30,539														
Bedrooms		3 100														ASSESSED VALUE 274,788														
Bathrooms		2 100														TOTAL EXEMPTION VALUE 0														
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 274,788														
Stories	1.	1. 100														TOTAL JUST VALUE 411,383														
Units		0 100	NCON VALUE 0																											
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 260,242																											
Quality 03 Quality Level 03																														
DOR CODE 5501TIMBER 2-2 SI 80-89																														
MAP NUM MKT AREA 08																														
NEIGHBORHOOD/LOC 8026.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,400	100	2,400	173,189																										
BAS	440	100	440	31,751																										
FGR	615	55	338	24,391																										
FOP	30	30	9	650																										
FOP	30	30	9	650																										
UDU	120	55	66	4,763																										
TOTALS 3,635 3,262 235,394																														
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															
1	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	36	1,260																
2	0810	CONCRETE A	0 0	0 0	336.00	SF	6.50	6.50	100	1974	1974	3	26	568																
4	1100	VAC SYSTEM	0 0	0 0	1.00	UT	800.00	800.00	100	1985	1985	3	20	160																
5	0810	CONCRETE A	0 0	0 0	435.00	SF	6.50	6.50	100	1995	1995	3	72	2,036																
6	0810	CONCRETE A	0 0	61 3	183.00	SF	6.50	6.50	100	2006	2006	3	88	1,047																
7	0350	CARPORT WD	0 0	30 20	1,464.00	SF	14.95	14.95	100	2006	2006	3	31	6,785																
TOTAL OB/XF 11,856																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000													
2	005501	A	TIMB2-2 SI	0			0.00	0.00	6.86	AC		1.00	1.00	1.00	540.00	540.00	3,704													
3	009910	M	MKT. VAL. AG	0			0.00	0.00	6.86	AC		1.00	1.00	1.00	16,000.00	16,000.00	109,760													
REVIEW DATE 07/17/2017 BY KB Total Acres: 7.86 Total Land Value: 38,704 Market: 109,760 Agricultural: 3,704 Common: 35,000 PRINTED 08/02/2023 BY SYS																														

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