



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 1										
Exterior Wall	20	FACE BRICK 100	0900	01	2,835	93.3120	110.81	314,146	1984	1994	0	0	21.00	79.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2373									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	08	SHT VINYL 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	2.5	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality	01	Quality Level 01																							
DOR CODE	5000	IMPROVED AG																							
MAP NUM		MKT AREA														09									
NEIGHBORHOOD/LOC	9001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,373	100	2,373	207,732																					
FEP	144	80	115	10,067																					
FGR	528	55	290	25,387																					
FOP	44	30	13	1,138																					
FST	72	55	40	3,501																					
PTO	44	5	2	175																					
PTO	44	5	2	175																					
TOTALS	3,249		2,835	248,175																					
EXTRA FEATURES					17201 COLEMAN LN, HILLIARD																				
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	0350	CARPORT WD	0 100	48 30	1,440.00	SF	13.00	13.00	100	1984	1984	3	20	3,744											
2	0681	POLE SHED	0 100	360 33	11,880.00	SF	7.50	7.50	100	1970	1970	3	20	17,820											
3	0510	GARAGE WD-	0 100	33 24	792.00	SF	35.00	35.00	100	1970	1970	3	20	5,544											
4	0500	FP-PRE FAB	0 100	0 0	2.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	4,060											
5	0810	CONCRETE A	0 100	0 0	448.00	SF	6.50	6.50	100	1984	1984	3	47	1,369											
6	0681	POLE SHED	0 100	21 31	651.00	SF	15.00	15.00	100	1990	1990	3	20	1,953											
7	0681	POLE SHED	0 100	15 17	255.00	SF	15.00	15.00	100	1988	1988	3	20	765											
LAND DESCRIPTION					TOTAL OB/XF										35,255										
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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
2	006000	A	PAST1/HAY	0			0.00	0.00	28.00	AC		1.00	1.00	1.00	440.00	440.00	12,320								
3	005600	A	TIMBER 3 SI	0			0.00	0.00	9.50	AC		1.00	1.00	1.00	410.00	410.00	3,895								
4	009910	M	MKT. VAL. AG	0			0.00	0.00	37.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	300,000								
REVIEW DATE 04/28/2020 BY TWA Total Acres: 38.50 Total Land Value: 46,215 Market: 300,000 Agricultural: 16,215 Common: 30,000 PRINTED 08/02/2023 BY SYS																									

VALUATION SUMMARY

Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE		248,175
TOTAL MARKET OB/XF VALUE		35,255
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		329,645
SOH/AGL Deduction		176,998
ASSESSED VALUE		152,647
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,647
TOTAL JUST VALUE		613,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,312

PERMIT NUM DESCRIPTION AMT ISSUED

MH003201	MH MOVE-ON	0	07/01/2000
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/1767	10/05/2006	QC	U	I	01	136,000

GRANTOR: COLEMAN EDWARD W & CA

GRANTEE: COLEMAN CAROLYN C

1287/0605	1/12/2005	QC	U	I	07	100
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GRANTOR: COLEMAN EDWARD W & CA

GRANTEE: COLEMAN EDWARD W ET

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 BAS=[YR=1993] N16 W23 S12 PTO=[YR=1993] W11 S4 FEP=[YR=1993] W15 S8 E18 N8 W3 \$ E11 N4 \$ S4 W8 S8 W18 N8 W16 S33 E6 S4 E4 S8 E13 N2 PTO=[YR=1993] E11 N4 FOP=[YR=1993] N4 W11 S4 E11 \$ W11 S4 \$ N8 E11 S8 E13 N6 E4 N4 FGR=[YR=1993] E22 N24 W22 S24 \$ N24 E14 N9 \$ S9 E8 N9 \$.