PT OF SE/14 OF SW1/4
IN OR 1114/236
2001 JACO DW/MH

COLEMAN PAUL E
P O BOX 1707
HILLIARD, FL 32046

2023

34-4N-23-0000-0003-0010

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 90
Interior Floo	08	SHT VINYL 10
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	06	Quality Level 06

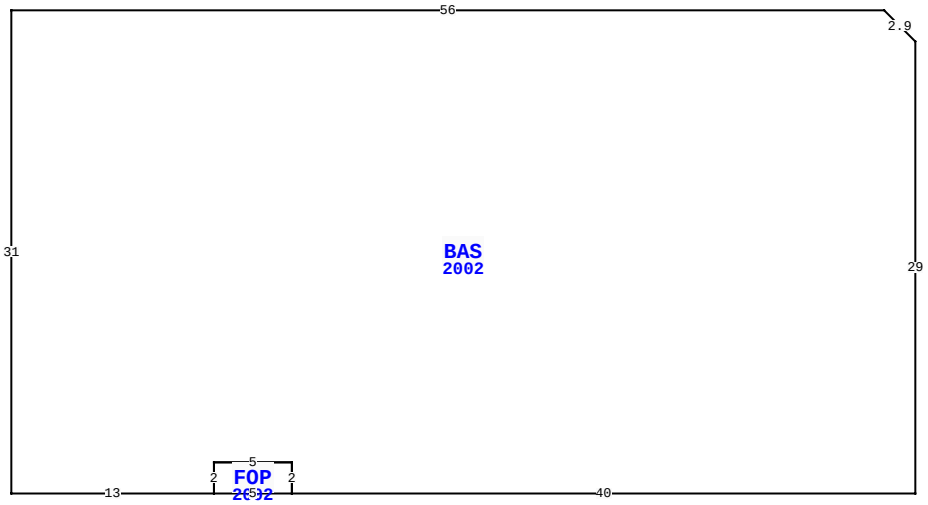
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	1,786	91,746
FOP	10	30	3	154
TOTALS	1,796		1,789	91,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,789	152.8800	107.02	191,459	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2003 Heated Area: 1786 HX Base Yr 2003



17435 COLEMAN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		91,900
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		42,750
TOTAL MARKET VALUE		136,450
SOH/AGL Deduction		74,176
ASSESSED VALUE		62,274
TOTAL EXEMPTION VALUE	HX HB	37,274
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7889	MH MOVE-ON	8,500	07/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/1944	10/10/2003	WD	U	I	07	100
GRANTOR: FAYCOSH GARY & NANCY						
GRANTEE: COLEMAN EDWARD & CA						
1114/0236	2/19/2003	QC	U	I	07	100
GRANTOR: COLEMAN EDWARD W & CA						
GRANTEE: COLEMAN PAUL E & ED						

BUILDING NOTES

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	0752	USP	0	100	30	10	300.00	SF	15.00	15.00	100	2004	2004	3	40	1,800	

BUILDING DIMENSIONS

BAS=[YR=2002] L2 U2 W56 S31 E13 FOP=[YR=2002] E5 N2 W5 S2 $ N2 E5 S2 E40 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.50	AC		1.00	1.00	0.95	30,000.00	28,500.00	42,750							

REVIEW DATE 10/01/2020 BY TWA Total Acres: 1.50 Total Land Value: 42,750 Market: 0 Agricultural: 0 Common: 42,750 PRINTED 08/02/2023 BY SYS