

TRACT 9
IN OR 2159/1584
REPLAT OF OGILVIE LOT 9 SUB

COFFMAN TIMOTHY R
54726 CHURCH RD
CALLAHAN, FL 32011

2023

37-1N-25-299R-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMNT 50
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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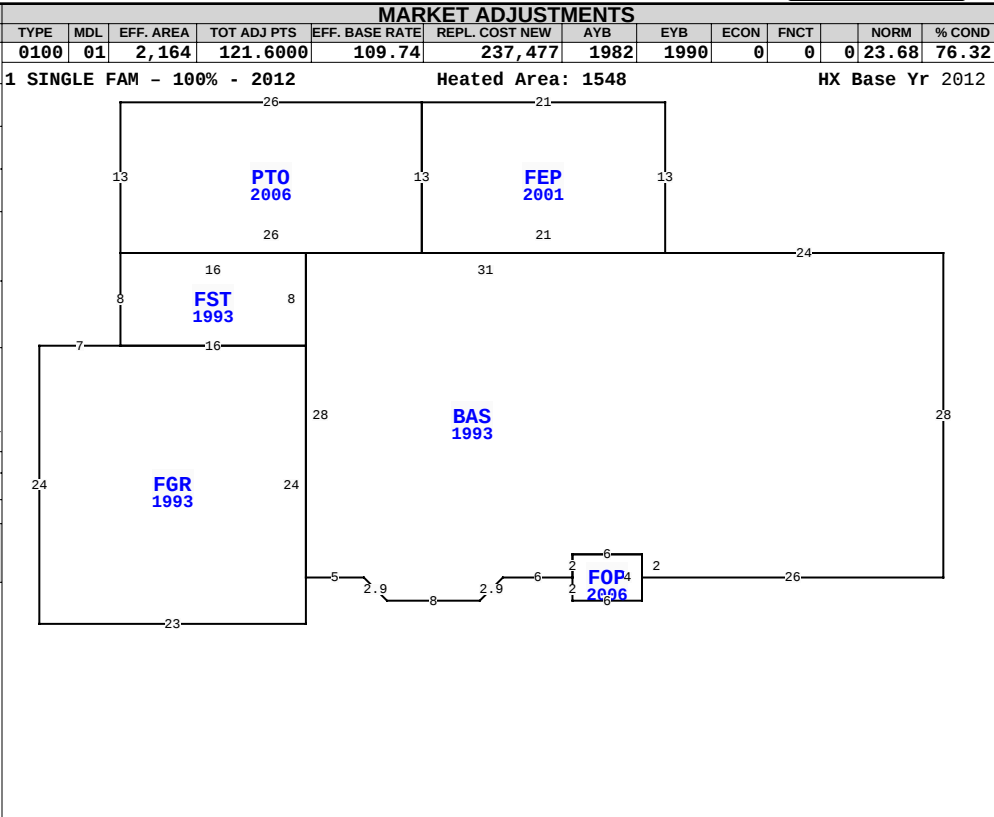
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	1,548	129,651
FEP	273	80	218	18,258
FGR	552	55	304	25,461
FOP	24	30	7	586
FST	128	55	70	5,863
PTO	338	5	17	1,424

TOTALS	2,863		2,164	181,242
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0680	POLE SHED	0 100	33	28	924.00	SF	10.00	
3	0812	CONCRETE C	0 100	0	0	1,400.00	SF	4.00	
4	0810	CONCRETE A	0 100	44	15	660.00	SF	6.50	
5	0510	GARAGE WD-	0 100	65	20	1,300.00	SF	35.00	
6	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	
7	0855	CONC PAVER	0 100	0	0	997.00	SF	3.00	
8	0861	POOL GUNIT	0 100	0	0	570.00	SF	85.00	
9	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
10	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.45



BLD DATE	07/23/2007	DJ	LGL DATE	
XF DATE			LAND DATE	05/19/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF									
46,165									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.45

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					181,242				
TOTAL MARKET OB/XF VALUE					49,575				
TOTAL LAND VALUE - MARKET					87,200				
TOTAL MARKET VALUE					318,017				
SOH/AGL Deduction					105,528				
ASSESSED VALUE					212,489				
TOTAL EXEMPTION VALUE					HX HB DX				
BASE TAXABLE VALUE					157,489				
TOTAL JUST VALUE					318,017				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					283,144				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17814	SWIM POOL	30,600	05/01/2006
B9560	CARPORT	3,340	04/01/2002
B007171	REMODEL	13,398	05/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2159/1584	9/26/2017	QC	U	I	30	60,000	
GRANTOR: COFFMAN MARGERY A							
GRANTEE: COFFMAN TIMOTHY R							
2148/0058	9/05/2017	QC	U	I	11	100	
GRANTOR: COFFMAN DEBORAH L							
GRANTEE: COFFMAN TIMOTHY R &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 FEP=[YR=2001] N13 W21 PTO=[YR=2006] W26 S13 FST=[YR=1993] S8 FGR=[YR=1993] W7 S24 E23 N24 W16\$ E16 N8W16\$ E26N13\$ S13 E21\$ W31 S28 E5 D2 R2 E8 U2 R2 E6 FOP=[YR=2006] S2 E6 N4 W6 S2\$ N2 E6 S2 E26 N28\$.									

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