

PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 28/349 &
PT OF OLD ABND 20FT RD LYING

COLEMAN AGNES C ESTATE
96044 BAKER DRIVE
YULEE, FL 32097

2023

40-2N-28-0000-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,736	100	2,736	164,533
FEP	165	80	132	7,938
UOP	180	20	36	2,165

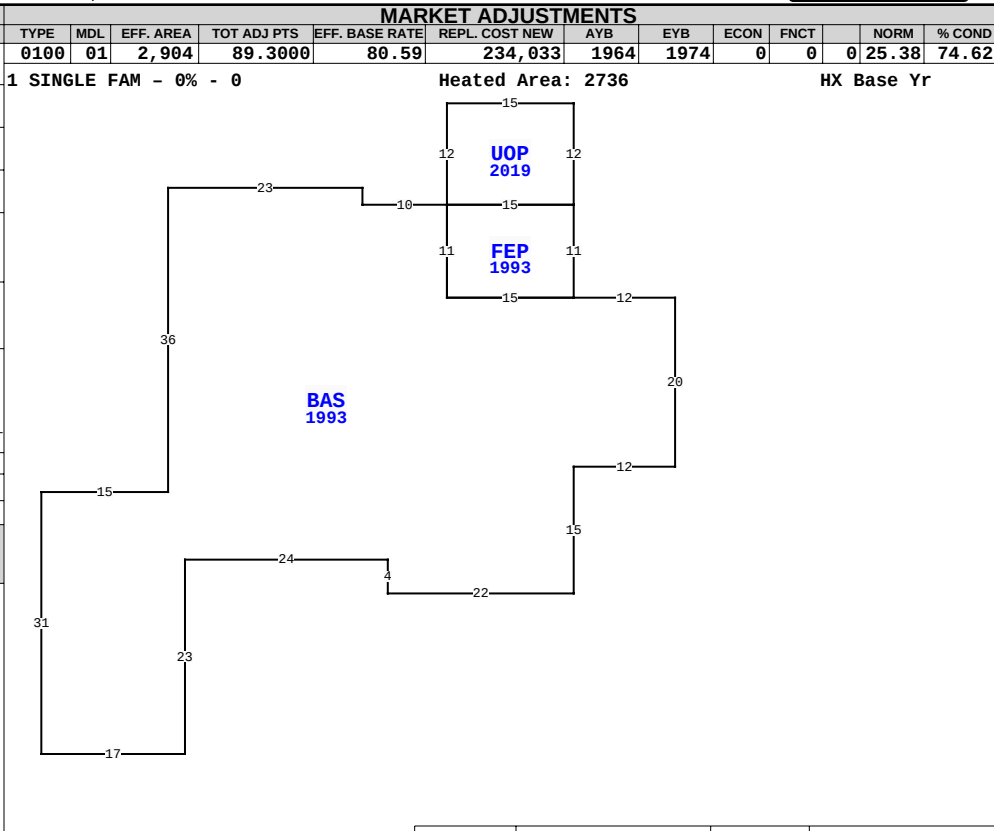
TOTALS	3,081		2,904	174,635
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EXTRA FEATURES

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	0350	CARPORT WD	0	0	0	0	480.00	SF	13.00	13.00	100	1980	1980	3	20	1,248	
2	0510	GARAGE WD-	0	0	20	12	240.00	SF	19.60	19.60	100	2000	2000	3	29	1,364	
3	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	12,000	
4	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	12,000	
5	0510	GARAGE WD-	0	0	20	22	440.00	SF	35.00	35.00	100	1975	1975	3	20	3,080	

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	216,000							



96433 CALHOUN RD, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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1	0350	CARPORT WD	0	0	0	0	480.00	SF	13.00	13.00	100	1980	1980	3	20	1,248	
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TOTAL OB/XF 29,692

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1	000115	C	SFR ACRES	0		OR	0.00	0.00	3.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	216,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,635
TOTAL MARKET OB/XF VALUE		29,692
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		420,327
SOH/AGL Deduction		170,866
ASSESSED VALUE		249,461
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		249,461
TOTAL JUST VALUE		420,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03157	MH MOVE-ON	0	06/01/2000
8842	MH MOVE-ON	30,000	03/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0202/0033	6/06/1953	QC	U	I	06	100

GRANTOR: RICH0 CHRISTINA WILLI
GRANTEE: ALBERT W L
0119/0600 8/28/1943 SW U V 06 100
GRANTOR: SHAVE T J & FLORENCE
GRANTEE: CALHOUN AMELIA

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=1993] N11 UOP=[YR=2019] N12 W15
S12 E15\$ W15 S11 E15 \$ W15 N11 W10 N2 W23 S36 W15 S31 E17 N23
E24 S4 E22 N15 E12 N20 \$.