LOT 3
PT OR 1291/203
OYSTERVILLE PB 5/358-359

COLEMAN JEREMY L & SHALANDA F
96559 CALHOUN ROAD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-1590-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

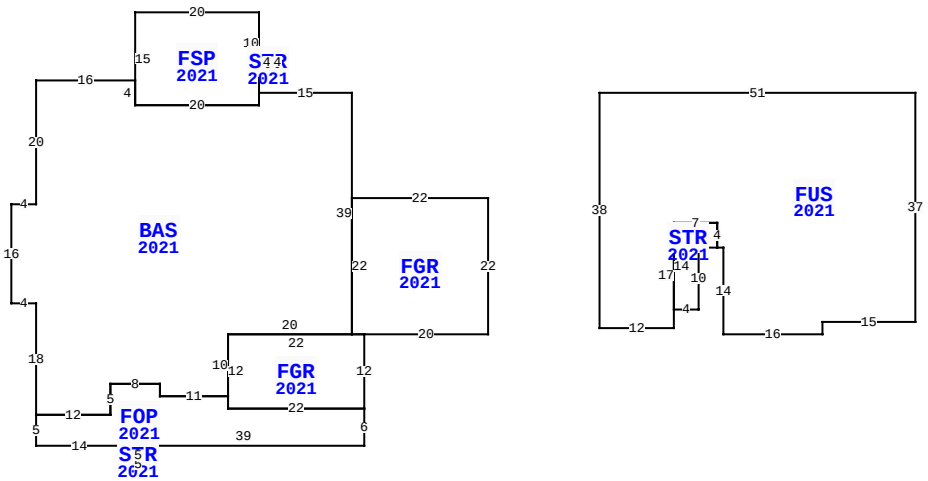
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,375	100	2,375	353,780
FGR	264	55	145	21,599
FGR	484	55	266	39,623
FOP	360	30	108	16,088
FSP	300	40	120	17,875
FUS	1,807	100	1,807	269,171
STR	12	10	1	149
STR	15	10	2	298
STR	68	10	7	1,043
TOTALS	5,685		4,831	719,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,831	104.5330	148.96	719,626	2021	2021	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2022 Heated Area: 4182 HX Base Yr 2022



96559 CALHOUN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		719,626
TOTAL MARKET OB/XF VALUE		5,064
TOTAL LAND VALUE - MARKET		333,000
TOTAL MARKET VALUE		1,057,690
SOH/AGL Deduction		383,370
ASSESSED VALUE		674,320
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		624,320
TOTAL JUST VALUE		1,057,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		735,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C202810	CO ISSUED	0	03/22/2021
B202810	NEW CONSTR	565,439	04/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0937	3/27/2020	WD	Q	V	01	150,000
GRANTOR: BURNS PATRICIA C						
GRANTEE: COLEMAN JEREMY L &						
1291/0203	1/27/2005	QC	U	I	01	100
GRANTOR: BURNS JAMES THOMAS						
GRANTEE: BURNS PATRICIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FSP=[YR=2021] N3 STR=[YR=2021] E3 N4 W3 S4$ N10 W20 S15 E20 N2$ S2 W20 N4 W16 S20 W4 S16 E4 S18 FOP=[YR=2021] S5 E14 STR=[YR=2021] S3 E5 N3 W5$ E39 N6 FGR=[YR=2021] N12 FGR=[YR=2021] E20 N22 W22 S22 E2$ W22 S12 E22$ W22 N2 W11 N2 W8 S5 W12$ E12 N5 E8 S2 E11 N10 E20 N39$ PTR= E40 FUS=[YR=2021] E51 S37 W15 S2 W16 N14 W1 STR=[YR=2021] W3 S10 W4 N14 E7 S4$ N4 W7 S17 W12 N38$ W40$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	
2	0803	ASPHALT C	0	100	0	0	1,702.00	SF	2.00	2.00	100	2021	2021	3	90	3,064	

LAND DESCRIPTION

TOTAL OB/XF 5,064

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		OR	0.00	0.00	2.22	AC		1.00	1.00	1.00	150,000.00	150,000.00	333,000							

REVIEW DATE 08/17/2021 BY KW Total Acres: 2.22 Total Land Value: 333,000 Market: 0 Agricultural: 0 Common: 333,000 PRINTED 08/02/2023 BY SYS