PT OF HEIRS OF E WATERMAN
GRANT SEC 44-2N-27E IN
OR 2294/407

COLEMAN LARRY J/COLEMAN RONALD L
96044 BAKER DR
YULEE, FL 32097

2023

44-2N-27-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

462978 SR 200, YULEE

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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	57,000
SOH/AGL Deduction	0
ASSESSED VALUE	57,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,000
TOTAL JUST VALUE	57,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21089	MH MOVE-ON	2,000	02/01/2008
95-02047	REMODEL	4,000	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2572/0717	6/21/2022	WD	U	V	37	12,000
GRANTOR: WALTERS GAIL P						
GRANTEE: COLEMAN LARRY J & R						
2294/0411	7/29/2019	QC	U	I	11	100
GRANTOR: WILLIAMS PAMELA						
GRANTEE: WALTERS GAIL P						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0		RM	50.00	115.00	1.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	45,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS