PT OF SEC 45-3N-28E
IN OR 2654/852
(EX OR 2542/1884 & OR 2647/1424)

COLEMAN RONALD FRANKLIN & KIMBERLY CAROL
43062 THOMAS CREEK RD
CALLAHAN, FL 32011

2023

45-3N-28-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

96201 OPAL AV, 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	0
TOTAL LAND VALUE - MARKET	396,900
TOTAL MARKET VALUE	396,900
SOH/AGL Deduction	40,480
ASSESSED VALUE	356,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,420
TOTAL JUST VALUE	396,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/852	7/14/2023	WD	Q	V	01	360,000
GRANTOR: STONER HELEN R						
GRANTEE: COLEMAN RONALD FRAN						
1999/1303	8/27/2015	QC	U	I	11	100
GRANTOR: ANDERSON MARTHA C						
GRANTEE: ANDERSON MARTHA C &						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RS-1	0.00	0.00	2.94	AC		1.00	1.00	1.00	135,000.00	135,000.00	396,900							

REVIEW DATE 07/26/2023 BY NW Total Acres: 2.94 Total Land Value: 396,900 Market: 0 Agricultural: 0 Common: 396,900 PRINTED 08/02/2023 BY SYS