

COLEMAN JON
P O BOX 319
CALLAHAN, FL 32011

47-2N-25-4080-0009-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 50
15 CONC BLOCK 50
03 GABLE/HIP 100
01 MINIMUM 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
01 NONE 100
02 CONVECTION 100
4 100
2 100
02 WOOD FRAME 100
25 100
1. 1. 100
0 100
06 DIST 1D 100
00 NONE 100
03 Quality Level 03
0100 SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8009.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,4831001,48387,828
BAS81210081248,090
FEP11280905,330
TOTALS2,4072,385141,248

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100012,38581.400073.46175,202194019800019.3880.62

Heated Area: 2295

HX Base Yr 2007

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

450297 SR 200, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

141,248

TOTAL MARKET OB/XF VALUE

12,482

TOTAL LAND VALUE - MARKET

70,020

TOTAL MARKET VALUE

223,750

SOH/AGL Deduction

105,479

ASSESSED VALUE

118,271

TOTAL EXEMPTION VALUE

HX HB50,000

BASE TAXABLE VALUE

68,271

TOTAL JUST VALUE

223,750

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

192,375

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / I / RSN CD SALE PRICE

1436/00828/09/2006WD Q I165,000

GRANTOR: SWEAT LARRY M & SANDR

GRANTEE: COLEMAN JON

0225/05241/01/1976WD Q I18,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W29 S28 BAS=[YR=1993] S47 FEP=[YR=1993] S8 E14N8 W14 \$ E14 S8 E15 N55W29\$ E29 N28 \$.

LAND DESCRIPTION

TOTAL OB/XF12,482

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES100OR0.000.003.89AC1.001.001.0018,000.0018,000.0070,020

REVIEW DATE03/03/2020BYKBTotal Acres: 3.89Total Land Value: 70,020Market: 0Agricultural: 0Common: 70,020PRINTED 08/02/2023 BY SYS