

BLOCK 25 LOTS 1 & 2
L/E IN OR 1092/562
ASKINS OCEAN CITY PB 0/51

COLEMAN TERRI
11939 PINEBROOK DR S
JACKSONVILLE, FL 32220

2024

00-00-31-1040-0025-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	771	15	116	16,950
BAS	598	100	598	87,382
FOP	117	30	35	5,114
FOP	416	30	125	18,266
FUS	1,014	100	1,014	148,170
TOTALS	2,916		1,888	275,882

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	0	3	58			174.00	SF	6.50				848	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	1,888	115.8360	173.75	328,040	1974	1990	0	0	0	15.90	84.10
1 SFR CUST - 0% - 0												
Heated Area: 1612												
HX Base Yr												
1076 S FLETCHER AVE, FERNANDINA BEACH												

BLD DATE		LGL DATE	05/07/2024	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0810	CONCRETE A	0	0	3	58			174.00	SF	6.50				848	

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000120	C	SFR OCN FT	0	0006	R-1	100.00	70.00	100.00	FF		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		275,882	
TOTAL MARKET OB/XF VALUE		848	
TOTAL LAND VALUE - MARKET		1,650,000	
TOTAL MARKET VALUE		1,926,730	
SOH/AGL Deduction		130,642	
ASSESSED VALUE		1,796,088	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,796,088	
TOTAL JUST VALUE		1,926,730	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,764,061	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033186	METAL ROOF	6,000	06/03/2003
20021017	H/AC	1,000	06/14/2002
19990764	DECK ADDITION	1,000	06/30/1999
19990427	REBUILD EXIST.DEC	2,000	05/13/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1092/0562	11/05/2002	QC	U	I	18	100	
GRANTOR: EDWARDS BLANCHE S							
GRANTEE: COLEMAN TERRI E							
0104/0335	1/01/1970	TA	U	V		3,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															
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BUILDING DIMENSIONS															
FOP=[YR=1993] W16 BAS=[YR=1993] W23 S26 E23 N26 \$ S26 E16 N26 \$ PTR= E15S26 FUS=[YR=1993] E39 BAL=[YR=2008] E4 S10E4N48W20N4E11N4W15S8W23S9 FOP=[YR=1993] S3E39N3W39\$ E39S29\$ N26W39S26\$ N26W15\$.															