

PT OF SW1/4 OF SE1/4
IN OR 624/159 & OR 744/1670
(EX OR 2297/200 & OR 2297/203)

COLEMAN JAMES M JR & SHERRYL B
PO BOX 134
CALLAHAN, FL 32011-0134

2024

28-2N-24-0000-0002-0010



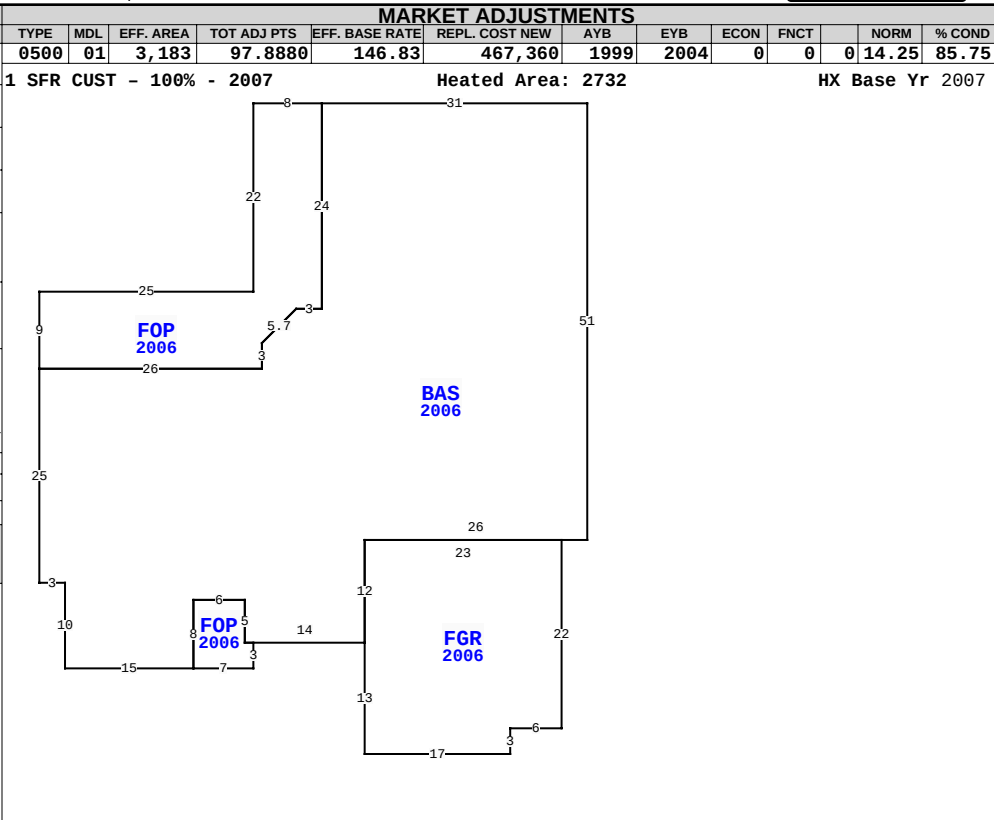
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,732	100	2,732	343,978
FGR	557	55	306	38,527
FOP	51	30	15	1,888
FOP	432	30	130	16,368

TOTALS	3,772		3,183	400,761
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	922.00	SF	5.20	



612734 RIVER RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0811	CONCRETE B	0 100	0	0	922.00	SF	5.20	5.20	100	2001	2001	3	80	3,836	

LAND DESCRIPTION										TOTAL OB/XF										6,741						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000									
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.43	AC		1.00	1.00	1.00	555.00	555.00	4,679									
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	24.06	AC		1.00	1.00	1.00	190.00	190.00	4,571									
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	32.49	AC		1.00	1.00	1.00	6,000.00	6,000.00	194,940									

NASSAU COUNTY PROPERTY										PAGE 1 of 2						
VALUATION SUMMARY										6						
VALUATION BY										STANDARD						
Tax Group: 6										Tax Dist:						
BUILDING MARKET VALUE										410,371						
TOTAL MARKET OB/XF VALUE										6,741						
TOTAL LAND VALUE - MARKET										224,940						
TOTAL MARKET VALUE										456,362						
SOH/AGL Deduction										255,601						
ASSESSED VALUE										200,761						
TOTAL EXEMPTION VALUE										50,000						
BASE TAXABLE VALUE										150,761						
TOTAL JUST VALUE										642,052						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										561,907						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002204	NEW ROOF	0	02/25/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2666/1424	9/13/2023	WD	U	I	11	100	
GRANTOR: COLEMAN JAMES M JR							
GRANTEE: COLEMAN JAMES M JR							
0744/1670	11/22/1995	WD	U	V	06	35,800	
GRANTOR: CARVER PAMELA KAY F/K							
GRANTEE: COLEMAN JAMES M JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W31 FOP=[YR=2006] W8 S22 W25 S9 E26 N3 U4 R4 E3N24 \$ S24 W3 L4 D4 S3W26 S25 E3 S10 E15 FOP=[YR=2006] E7 N3 W1 N5 W6 S8 \$ N8 E6 S5 E14 FGR=[YR=2006] S13 E17 N3 E6 N22 W23 S12 \$ N12 E26 N51 \$.									

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