

PT OF LOTS 3 & 4
IN OR 1776/1420
EX R/W IN OR 442/662

COLEMAN JAMES M REV TRUST/COLEMAN JAMES M TRUSTEE
PO BOX 179
CALLAHAN, FL 32011-0179

2024

28-2N-25-3100-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5501	TIMBER 2-2 SI 80-89
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

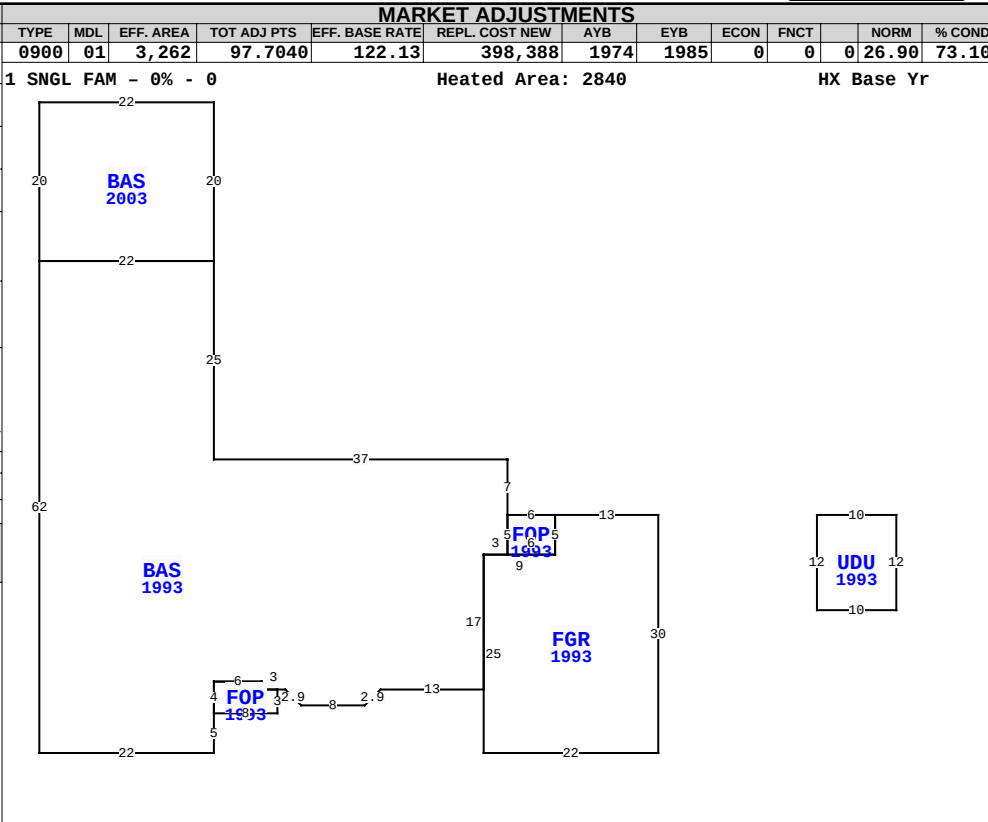
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	214,265
BAS	440	100	440	39,282
FGR	615	55	338	30,176
FOP	30	30	9	803
FOP	30	30	9	803
UDU	120	55	66	5,893

TOTALS	3,635		3,262	291,222
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1974
2	0810	CONCRETE A	0	0	0	336.00	SF	6.50	6.50	100	1974
4	0810	CONCRETE A	0	0	0	435.00	SF	6.50	6.50	100	1995
5	0810	CONCRETE A	0	0	61	183.00	SF	6.50	6.50	100	2006
6	0350	CARPORT WD	0	0	30	1,464.00	SF	14.95	14.95	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC	1.00
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	6.86	AC	1.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	6.86	AC	1.00

REVIEW DATE 01/06/2023 BY KWA



45226 HODGES RD, CALLAHAN	BLD DATE		LGL DATE	05/19/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
10,659											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC	1.00
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	6.86	AC	1.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	6.86	AC	1.00

Total Acres: 7.86 Total Land Value: 38,739 Market: 109,760 Agricultural: 3,739 Common: 35,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		312,901	
TOTAL MARKET OB/XF VALUE		10,659	
TOTAL LAND VALUE - MARKET		144,760	
TOTAL MARKET VALUE		362,299	
SOH/AGL Deduction		60,512	
ASSESSED VALUE		301,787	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		301,787	
TOTAL JUST VALUE		468,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		411,383	

ADJUST EYB FOR REMODEL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6807	H/AC	840	02/01/2003
R4740	REPAIR/RRF	500	01/31/2003
7114	REPAIR/RRF	4,000	03/25/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1776/1420	1/31/2012	WD	U	I	30	100
GRANTOR: COLEMAN JAMES M						
GRANTEE: COLEMAN JAMES M TRU						
0144/0157	1/01/1973	WD	U	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
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BUILDING DIMENSIONS
FGR=[YR=1993] W13 FOP=[YR=1993] W6 BAS=[YR=1993] N7 W37 N25
BAS=[YR=2003] N20 W22 S20 E22\$ W22 S62 E22N5 FOP=[YR=1993] E8
N3 W2 N1 W6 S4\$ N4 E6 S1 E3 D2 R2 E8 U2 R2 E13 N17 E3 N5\$
S5 E6 N5\$ S5 W9 S25 E22 N30\$ PTR= E20 UDU=[YR=1993] E10 S12
W10 N12\$ W20\$.

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