



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 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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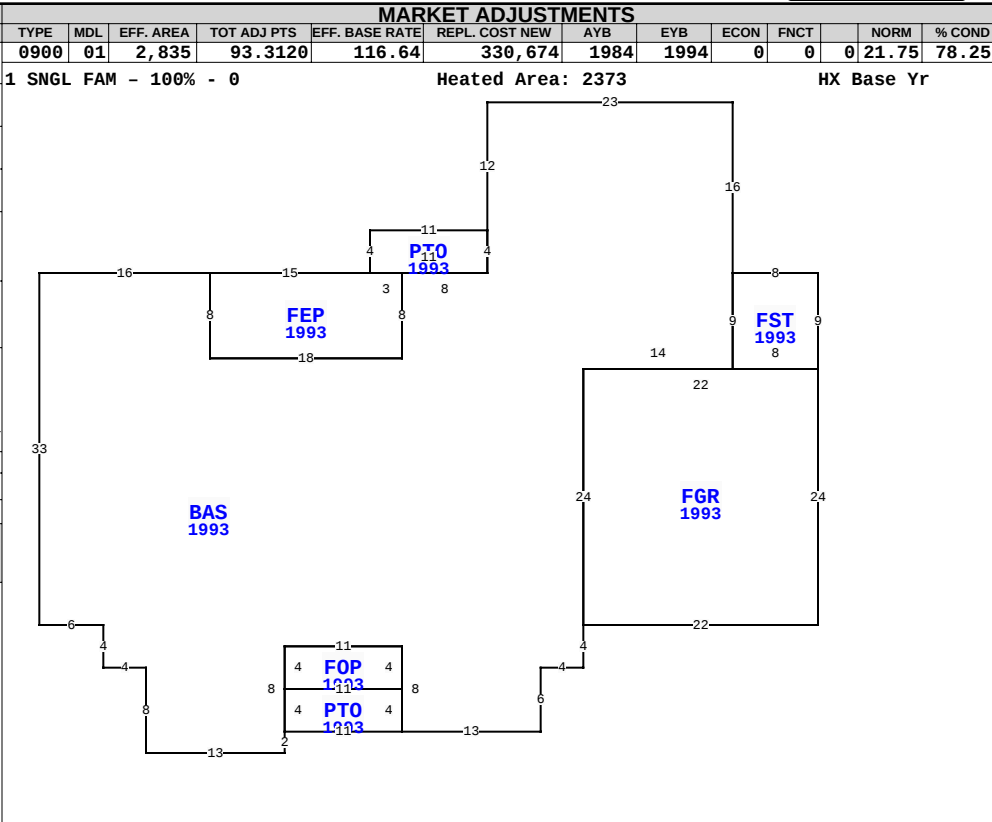
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,373	100	2,373	216,586
FEP	144	80	115	10,496
FGR	528	55	290	26,469
FOP	44	30	13	1,186
FST	72	55	40	3,651
PTO	44	5	2	182
PTO	44	5	2	182

TOTALS	3,249		2,835	258,752
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0350	CARPORT WD	0 100	48	30	1,440.00	SF	13.00	
2	0681	POLE SHED	0 100	360	33	11,880.00	SF	7.50	
3	0510	GARAGE WD-	0 100	33	24	792.00	SF	35.00	
4	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	
5	0810	CONCRETE A	0 100	0	0	448.00	SF	6.50	
6	0681	POLE SHED	0 100	21	31	651.00	SF	15.00	
7	0681	POLE SHED	0 100	15	17	255.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	28.00
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	9.50
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	37.50



17201 COLEMAN LN, HILLIARD	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	0350	CARPORT WD	0 100	48	30	1,440.00	SF	13.00	13.00	100	1984	1984	3	20	3,744	
2	0681	POLE SHED	0 100	360	33	11,880.00	SF	7.50	7.50	100	1970	1970	3	20	17,820	
3	0510	GARAGE WD-	0 100	33	24	792.00	SF	35.00	35.00	100	1970	1970	3	20	5,544	
4	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	3,920	
5	0810	CONCRETE A	0 100	0	0	448.00	SF	6.50	6.50	100	1984	1984	3	44	1,281	
6	0681	POLE SHED	0 100	21	31	651.00	SF	15.00	15.00	100	1990	1990	3	20	1,953	
7	0681	POLE SHED	0 100	15	17	255.00	SF	15.00	15.00	100	1988	1988	3	20	765	

TOTAL OB/XF										35,027						
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
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	28.00	AC		1.00	1.00	1.00	370.00	370.00
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	415.00	415.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	37.50	AC		1.00	1.00	1.00	8,000.00	8,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										258,752		
TOTAL LAND VALUE - MARKET										338,000		
TOTAL MARKET VALUE										338,081		
SOH/AGL Deduction										183,254		
ASSESSED VALUE										154,827		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										104,827		
TOTAL JUST VALUE										623,779		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										613,430		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003201	MH MOVE-ON	0	07/01/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1449/1767	10/05/2006	QC	U	I	01	136,000			
GRANTOR: COLEMAN EDWARD W & CA									
GRANTEE: COLEMAN CAROLYN C									
1287/0605	1/12/2005	QC	U	I	07	100			
GRANTOR: COLEMAN EDWARD W & CA									
GRANTEE: COLEMAN EDWARD W ET									

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1993] W8 BAS=[YR=1993] N16 W23 S12 PTO=[YR=1993] W11 S4 FEP=[YR=1993] W15 S8 E18 N8 W3 \$ E11 N4 \$ S4 W8 S8 W18 N8 W16 S33 E6 S4 E4 S8 E13 N2 PTO=[YR=1993] E11 N4 FOP=[YR=1993] N4 W11 S4 E11 \$ W11 S4 \$ N8 E11 S8 E13 N6 E4 N4 FGR=[YR=1993] E22 N24 W22 S24 \$ N24 E14 N9 \$ S9 E8 N9 \$.									