PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 28/349 &
PT OF OLD ABND 20FT RD LYING

COLEMAN AGNES C ESTATE
96044 BAKER DRIVE
YULEE, FL 32097

**2024**

**40-2N-28-0000-0008-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 50 |
| Exterior Wall | 05 | AVERAGE 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

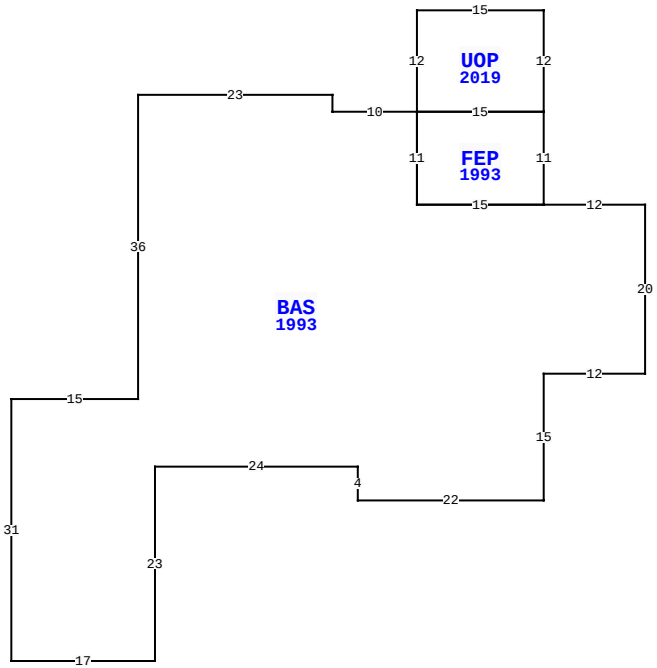
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4012.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,736 | 100 | 2,736 | 172,351 |
| FEP | 165 | 80 | 132 | 8,315 |
| UOP | 180 | 20 | 36 | 2,268 |
| TOTALS | 3,081 | | 2,904 | 182,933 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,904 | 89.3000 | 84.84 | 246,375 | 1964 | 1974 | 0 | 0 | 0 | 25.75 | 74.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 2736 HX Base Yr




96433 CALHOUN RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/05/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 182,933 |
| TOTAL MARKET OB/XF VALUE | 29,645 |
| TOTAL LAND VALUE - MARKET | 216,000 |
| TOTAL MARKET VALUE | 428,578 |
| SOH/AGL Deduction | 154,171 |
| ASSESSED VALUE | 274,407 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 274,407 |
| TOTAL JUST VALUE | 428,578 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 420,327 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH03157 | MH MOVE-ON | 0 | 06/01/2000 |
| 8842 | MH MOVE-ON | 30,000 | 03/18/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0028/0349 | 9/10/1962 | WD | U | I | 01 | 100 |
| GRANTOR: CALHOUN HORACE & ELNO | | | | | | |
| GRANTEE: COLEMAN WILLIE N & | | | | | | |
| 0027/0202 | 9/30/1961 | WD | U | V | 24 | 1,000 |
| GRANTOR: STEWART ORA LEE & ALE | | | | | | |
| GRANTEE: CALHOUN HORACE & EL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=1993] N11 UOP=[YR=2019] N12 W15 S12 E15$ W15 S11 E15 $ W15 N11 W10 N2 W23 S36 W15 S31 E17 N23 E24 S4 E22 N15 E12 N20 $ .

## EXTRA FEATURES

| LN | 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 | 0 | 0 | 0 | 480.00 | SF | 13.00 | 13.00 | 100 | 1980 | 1980 | 3 | 20 | 1,248 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 20 | 12 | 240.00 | SF | 19.60 | 19.60 | 100 | 2000 | 2000 | 3 | 28 | 1,317 | |
| 3 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 2.00 | UT | 6,000.00 | 6,000.00 | 100 | 2000 | 2000 | 3 | 100 | 12,000 | |
| 4 | 0937 | WELL | 0 | 0 | 0 | 0 | 2.00 | UT | 6,000.00 | 6,000.00 | 100 | 2000 | 2000 | 3 | 100 | 12,000 | |
| 5 | 0510 | GARAGE WD- | 0 | 0 | 20 | 22 | 440.00 | SF | 35.00 | 35.00 | 100 | 1975 | 1975 | 3 | 20 | 3,080 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,645

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 0 | | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 0.90 | 80,000.00 | 72,000.00 | 216,000 | | | | | | | |

REVIEW DATE 12/09/2019 BY KW Total Acres: 3.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 08/06/2024 BY SYS