IN OR 1033/395
1972 GEOTN SW/MH

COLEMAN LARRY J & JACQUELINE L
96044 BAKER DRIVE
YULEE, FL 32097

2024

40-2N-28-0000-0011-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

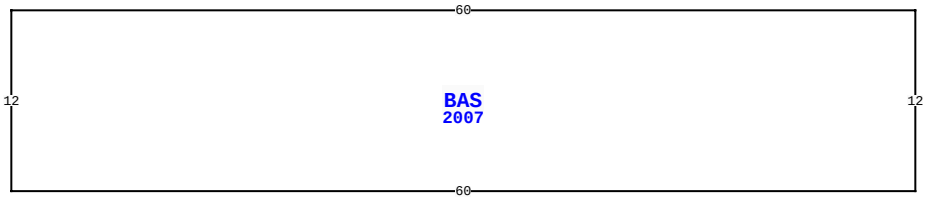
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	6,421
TOTALS	720		720	6,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	720	63.7000	44.59	32,105	1972	1972	0	0	10	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



96225 CALHOUN RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,421
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,400
TOTAL MARKET VALUE	26,821
SOH/AGL Deduction	13,520
ASSESSED VALUE	13,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,301
TOTAL JUST VALUE	26,821
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1033/0395	1/28/2002	WD	U	I	01	100

GRANTOR: COLEMAN AGNES

GRANTEE: COLEMAN LARRY J & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S12 E60 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	0.17	AC		1.00	1.00	1.50	80,000.00	120,000.00	20,400							

REVIEW DATE 02/03/2021 BY KWX Total Acres: 0.17 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 08/06/2024 BY SYS