

LOT 3
PT OR 1291/203
OYSTERVILLE PB 5/358-359

COLEMAN JEREMY L & SHALANDA F
96559 CALHOUN ROAD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-1590-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

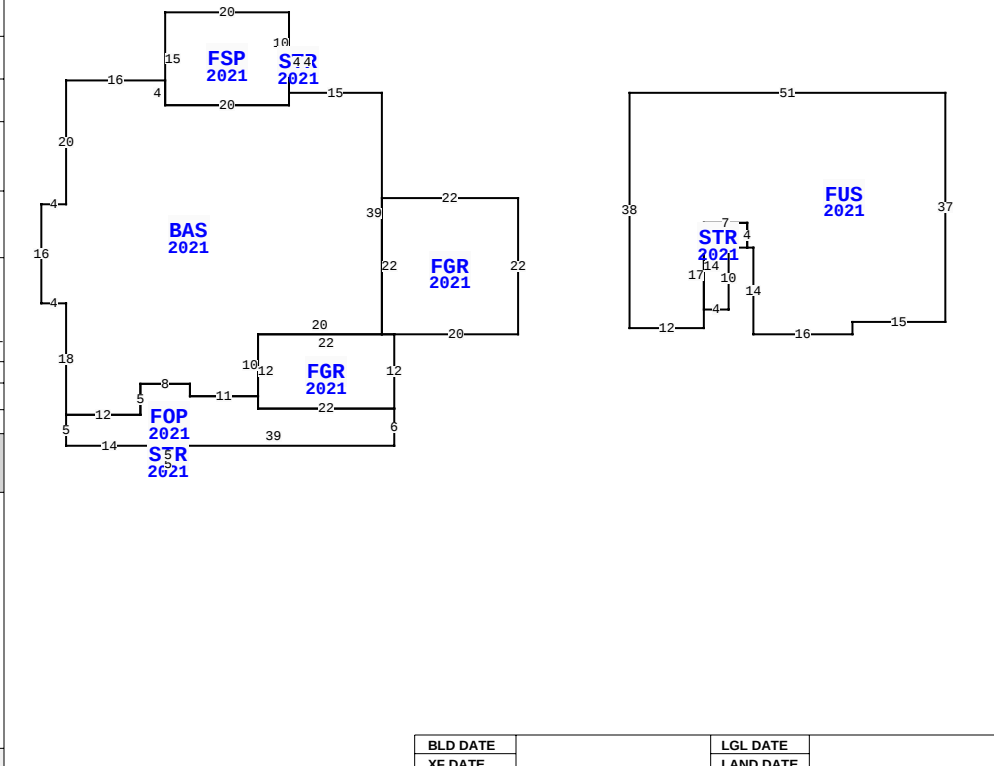
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,375	100	2,375	336,840
FGR	264	55	145	20,565
FGR	484	55	266	37,726
FOP	360	30	108	15,317
FSP	300	40	120	17,019
FUS	1,807	100	1,807	256,282
STR	12	10	1	142
STR	15	10	2	284
STR	68	10	7	993
TOTALS	5,685		4,831	685,168

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0803	ASPHALT C	0 100	0	0	1,702.00	SF	2.00	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		OR	0.00	0.00	2.22

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,831	95.0300	142.54	688,611	2021	2021	0	0	0.50	99.50
1 SFR CUST - 100% - 2022				Heated Area: 4182				HX Base Yr 2022			



96559 CALHOUN RD, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				

TOTAL OB/XF									
4,976									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		685,168	
TOTAL MARKET OB/XF VALUE		4,976	
TOTAL LAND VALUE - MARKET		333,000	
TOTAL MARKET VALUE		1,023,144	
SOH/AGL Deduction		328,594	
ASSESSED VALUE		694,550	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		644,550	
TOTAL JUST VALUE		1,023,144	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,057,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C202810	CO ISSUED	0	03/22/2021
B202810	NEW CONSTR	565,439	04/15/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2351/0937	3/27/2020	WD	Q	V	01
GRANTOR: BURNS PATRICIA C					
GRANTEE: COLEMAN JEREMY L &					
1291/0203	1/27/2005	QC	U	I	01
GRANTOR: BURNS JAMES THOMAS					
GRANTEE: BURNS PATRICIA C					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2021] W15 FSP=[YR=2021] N3 STR=[YR=2021] E3 N4 W3 S4\$ N10 W20 S15 E20 N2\$ S2 W20 N4 W16 S20 W4 S16 E4 S18 FOP=[YR=2021] S5 E14 STR=[YR=2021] S3 E5 N3 W5\$ E39 N6 FGR=[YR=2021] N12 FGR=[YR=2021] E20 N22 W22 S22 E2\$ W22 S12 E22\$ W22 N2 W11 N2 W8 S5 W12\$ E12 N5 E8 S2 E11 N10 E20 N39\$ PTR= E40 FUS=[YR=2021] E51 S37 W15 S2 W16 N14 W1 STR=[YR=2021] W3 S10 W4 N14 E7 S4\$ N4 W7 S17 W12 N38\$ W40\$.									