BLOCK 10 LOTS 3 & 4 &
PT ABND R/W RESOLUTION 97-200
AMERICAN BEACH 3 SECT 2 PB 4/1

COLEMAN LARRY J & JACQUELYN L L/E/
96044 BAKER DRIVE
YULEE, FL 32097

**2025**

**00-00-30-010D-0010-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

LEWIS ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 562,500 |
| TOTAL MARKET VALUE | 562,500 |
| SOH/AGL Deduction | 337,029 |
| ASSESSED VALUE | 225,471 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 225,471 |
| TOTAL JUST VALUE | 562,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 562,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2786/1699 | 5/02/2025 | QC | U | V | 11 | 100 |
| GRANTOR: COLEMAN LARRY J & JAC | | | | | | |
| GRANTEE: BROWN LARAE C | | | | | | |
| 0466/0279 | 9/01/1985 | WD | U | V | | 5,900 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000100 | C | RES | 0 | | RSF-2 | 50.00 | 108.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 225,000 | | | | | | | |
| 2 | 000100 | C | RES | 0 | | RSF-2 | 75.00 | 105.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 337,500 | | | | | | | |

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS