BLOCK 25 LOTS 1 & 2
L/E IN OR 1092/562
ASKINS OCEAN CITY PB O/51

COLEMAN TERRI
11939 PINEBROOK DR S
JACKSONVILLE, FL 32220

2025

00-00-31-1040-0025-0010

BUILDING CHARACTERISTICS

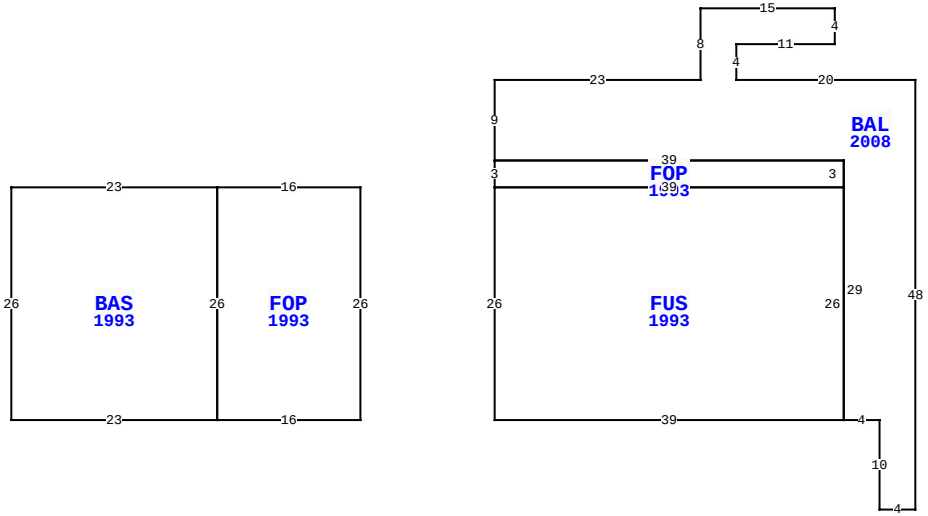
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	771	15	2008	116	17,780
BAS	598	100	1993	598	91,661
FOP	117	30	1993	35	5,365
FOP	416	30	1993	125	19,160
FUS	1,014	100	1993	1,014	155,425
TOTALS	2,916			1,888	289,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,888	115.8360	183.02	345,542	1974	1990	0	0	0	16.25	83.75

1 SFR CUST – 0% - 0 Heated Area: 1612 HX Base Yr



1076 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	289,391
TOTAL MARKET OB/XF VALUE	826
TOTAL LAND VALUE - MARKET	1,900,000
TOTAL MARKET VALUE	2,190,217
SOH/AGL Deduction	214,520
ASSESSED VALUE	1,975,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,975,697
TOTAL JUST VALUE	2,190,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,926,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033186	METAL ROOF	6,000	06/03/2003
20021017	H/AC	1,000	06/14/2002
19990764	DECK ADDITION	1,000	06/30/1999
19990427	REBUILD EXIST.DEC	2,000	05/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1092/0562	11/05/2002	QC	U	I	18	100
GRANTOR: EDWARDS BLANCHE S						
GRANTEE: COLEMAN TERRI E						
0104/0335	1/01/1970	TA	U	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W16 BAS=[YR=1993] W23 S26 E23 N26 $ S26 E16 N26 $ PTR= E15S26 FUS=[YR=1993] E39 BAL=[YR=2008] E4 S10E4N48W20N4E11N4W15S8W23S9 FOP=[YR=1993] S3E39N3W39$ E39S29$ N26W39S26$ N26W15$.

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	0810	CONCRETE A	0	0	3	58	174.00	SF	6.50	6.50	100	1998	1998	3	73	826	

LAND DESCRIPTION

TOTAL OB/XF 826

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	000120	C	RES OCEAN	0	0006	R-1	100.00	70.00	100.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,900,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,900,000 Market: 0 Agricultural: 0 Common: 1,900,000 PRINTED 07/30/2025 BY SYS