PT GOVT LOT 3 OF SEC 6-2N-27E
IN OR 264/346

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

2025

06-2N-27-0000-0005-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

PINE CREST RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/06/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	126,650
TOTAL MARKET VALUE	126,650
SOH/AGL Deduction	78,739
ASSESSED VALUE	47,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,911
TOTAL JUST VALUE	126,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0264/0346	5/01/1978	WD	Q	V		2,500

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		OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	85,000.00	85,000.00	126,650							

REVIEW DATE 12/06/2023 BY DC Total Acres: 1.49 Total Land Value: 126,650 Market: 0 Agricultural: 0 Common: 126,650 PRINTED 07/30/2025 BY SYS