PT OF SW1/4 OF SE1/4
IN OR 624/159 & OR 744/1670
(EX OR 2297/200 & OR 2297/203)

COLEMAN JAMES M JR & SHERRYL B
PO BOX 134
CALLAHAN, FL 32011-0134

2025

28-2N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

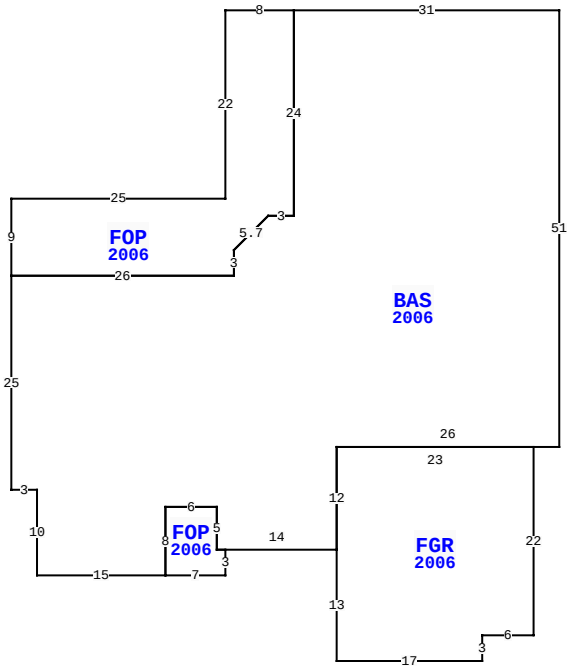
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,732	100	2006	2,732	359,151
FGR	557	55	2006	306	40,227
FOP	51	30	2006	15	1,972
FOP	432	30	2006	130	17,090
TOTALS	3,772			3,183	418,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,183	97.8880	154.66	492,283	1999	2004	0	0	0	15.00	85.00

1 SFR CUST – 100% - 2007 Heated Area: 2732 HX Base Yr 2007



612734 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		428,287
TOTAL MARKET OB/XF VALUE		6,623
TOTAL LAND VALUE - MARKET		321,165
TOTAL MARKET VALUE		488,907
SOH/AGL Deduction		282,845
ASSESSED VALUE		206,062
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,340
TOTAL JUST VALUE		756,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002204	NEW ROOF	0	02/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/1424	9/13/2023	WD	U	I	11	100
GRANTOR: COLEMAN JAMES M JR						
GRANTEE: COLEMAN JAMES M JR						
0744/1670	11/22/1995	WD	Q	V	06	35,800
GRANTOR: CARVER PAMELA KAY F/K						
GRANTEE: COLEMAN JAMES M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 FOP=[YR=2006] W8 S22 W25 S9 E26 N3 U4 R4 E3N24 $ S24 W3 L4 D4 S3W26 S25 E3 S10 E15 FOP=[YR=2006] E7 N3 W1 N5 W6 S8 $ N8 E6 S5 E14 FGR=[YR=2006] S13 E17 N3 E6 N22 W23 S12 $ N12 E26 N51 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	922.00	SF	5.20	5.20	100	2001	2001	3	79	3,788	

LAND DESCRIPTION

TOTAL OB/XF 6,623

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	8.43	AC		1.00	1.00	1.00	525.00	525.00	4,426							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	24.06	AC		1.00	1.00	1.00	190.00	190.00	4,571							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	32.49	AC		1.00	1.00	1.00	8,500.00	8,500.00	276,165							

REVIEW DATE 06/01/2021 BY TWJH Total Acres: 33.49 Total Land Value: 53,997 Market: 276,165 Agricultural: 8,997 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF SE1/4
IN OR 624/159 & OR 744/1670
(EX OR 2297/200 & OR 2297/203)

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28-2N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

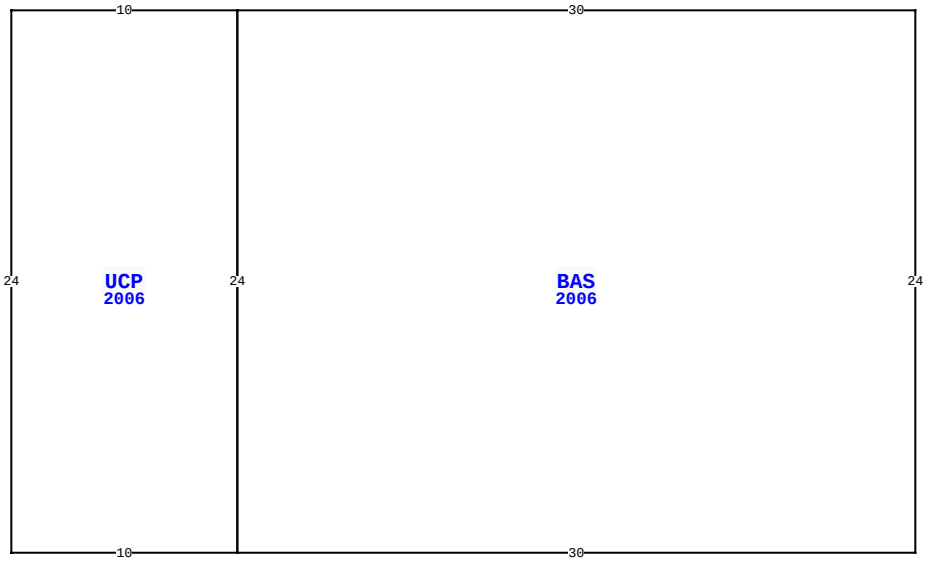
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2006	720	9,231
UCP	240	20	2006	48	616
TOTALS	960			768	9,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	768	55.0000	20.35	15,629	2001	2001	0	0	0	37.00	63.00

2 GARAGE RES – 100% - 2007 Heated Area: 720 HX Base Yr 2007



612734 RIVER RD, CALLAHAN

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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0744/1670	11/22/1995	WD	Q	V	06	35,800
GRANTOR: CARVER PAMELA KAY F/K						
GRANTEE: COLEMAN JAMES M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 UCP=[YR=2006] W10 S24 E10 N24 $ S24 E30 N24 $.

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

REVIEW DATE 06/01/2021 BY TWJH Total Acres: 33.49 Total Land Value: 53,997 Market: 276,165 Agricultural: 8,997 Common: 45,000 PRINTED 07/30/2025 BY SYS