



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,373	100	1993	2,373	226,519
FEP	144	80	1993	115	10,978
FGR	528	55	1993	290	27,682
FOP	44	30	1993	13	1,241
FST	72	55	1993	40	3,818
PTO	44	5	1993	2	191
PTO	44	5	1993	2	191

TOTALS	3,249			2,835	270,620
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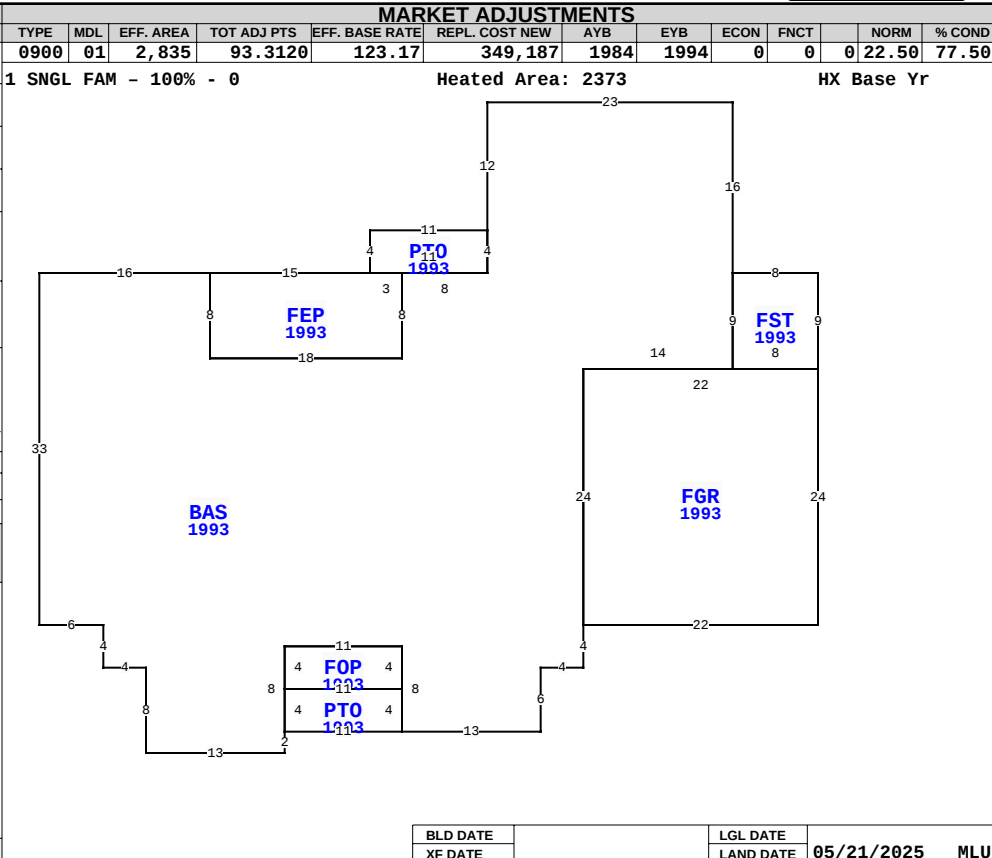
EXTRA FEATURES

L N	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	0350	CARPORT WD	0	100	48	30	1,440.00	SF	13.00	13.00	100	1984	1984	3	20	3,744	
2	0681	POLE SHED	0	100	360	33	11,880.00	SF	7.50	7.50	100	1970	1970	3	20	17,820	
3	0510	GARAGE WD-	0	100	33	24	792.00	SF	35.00	35.00	100	1970	1970	3	20	5,544	
4	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	3,780	
5	0810	CONCRETE A	0	100	0	0	448.00	SF	6.50	6.50	100	1984	1984	3	41	1,194	
6	0681	POLE SHED	0	100	21	31	651.00	SF	15.00	15.00	100	1990	1990	3	20	1,953	
7	0681	POLE SHED	0	100	15	17	255.00	SF	15.00	15.00	100	1988	1988	3	20	765	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	28.00	AC		1.00	1.00	1.00	370.00	370.00	10,360							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	390.00	390.00	3,705							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	37.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	318,750							

REVIEW DATE	04/28/2020	BY	TWA	Total Acres:	38.50	Total Land Value:	59,065	Market:	318,750	Agricultural:	14,065	Common:	45,000	PRINTED 07/30/2025 BY	SY
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17201 COLEMAN LN, HILLIARD	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE	11/18/2024	KBA
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				270,620	
TOTAL MARKET OB/XF VALUE				34,800	
TOTAL LAND VALUE - MARKET				363,750	
TOTAL MARKET VALUE				364,485	
SOH/AGL Deduction				205,820	
ASSESSED VALUE				158,665	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				107,943	
TOTAL JUST VALUE				669,170	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				623,779	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003201	MH MOVE-ON	0	07/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1449/1767	10/05/2006	QC Q	I	01	
GRANTOR: COLEMAN EDWARD W & CA					SALE PRICE
GRANTEE: COLEMAN CAROLYN C					
1287/0605	1/12/2005	QC U	I	07	100
GRANTOR: COLEMAN EDWARD W & CA					
GRANTEE: COLEMAN EDWARD W ET					

BUILDING NOTES

BUILDING DIMENSIONS	
FST=[YR=1993] W8 BAS=[YR=1993] N16 W23 S12 PTO=[YR=1993] W11 S4 FEP=[YR=1993] W15 S8 E18 N8 W3 \$ E11 N4 \$ S4 W8 S8 W18 N8 W16 S33 E6 S4 E4 S8 E13 N2 PTO=[YR=1993] E11 N4 FOP=[YR=1993] N4 W11 S4 E11 \$ W11 S4 \$ N8 E11 S8 E13 N6 E4 N4 FGR=[YR=1993] E22 N24 W22 S24 \$ N24 E14 N9 \$ S9 E8 N9 \$.	