PT OF SE/14 OF SW1/4
IN OR 1114/236
2001 JACO DW/MH

COLEMAN PAUL E
P O BOX 1707
HILLIARD, FL 32046

2025

34-4N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

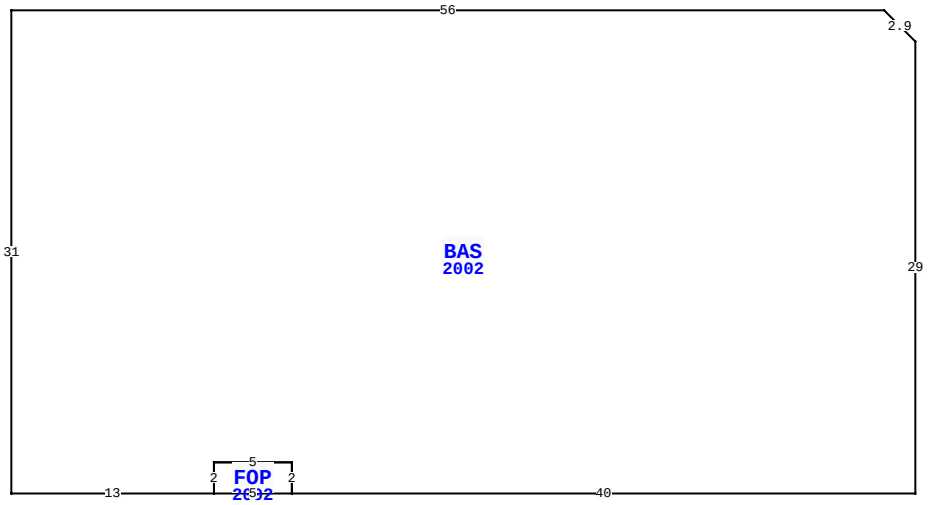
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	2002	1,786	102,120
FOP	10	30	2002	3	172
TOTALS	1,796			1,789	102,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,789	152.8800	129.95	232,481	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2003 Heated Area: 1786 HX Base Yr 2003



17435 COLEMAN LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,292
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		64,125
TOTAL MARKET VALUE		167,857
SOH/AGL Deduction		101,855
ASSESSED VALUE		66,002
TOTAL EXEMPTION VALUE	HX HB	41,002
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		167,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7889	MH MOVE-ON	8,500	07/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/1944	10/10/2003	WD	U	I	07	100
GRANTOR: FAYCOSH GARY & NANCY						
GRANTEE: COLEMAN EDWARD & CA						
1114/0236	2/19/2003	QC	U	I	07	100
GRANTOR: COLEMAN EDWARD W & CA						
GRANTEE: COLEMAN PAUL E & ED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] L2 U2 W56 S31 E13 FOP=[YR=2002] E5 N2 W5 S2 $ N2 E5 S2 E40 N29 $.

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	0752	USP	0	100	30	10	300.00	SF	15.00	15.00	100	2004	2004	3	32	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	100	0007	OR	0.00	0.00	1.50	AC		1.00	1.00	0.95	45,000.00	42,750.00	64,125							

REVIEW DATE 10/01/2020 BY TWA Total Acres: 1.50 Total Land Value: 64,125 Market: 0 Agricultural: 0 Common: 64,125 PRINTED 07/30/2025 BY SYS