

COLEMAN HERBERT JR/DIBIASIO KATHLEEN CECELIA
85902 MINER PINES CT
YULEE, FL 32097

38-2N-27-0585-0012-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 4								Tax Dist:					
BUILDING MARKET VALUE								515,379					
TOTAL MARKET OB/XF VALUE								26,100					
TOTAL LAND VALUE - MARKET								85,000					
TOTAL MARKET VALUE								626,479					
SOH/AGL Deduction								249,006					
ASSESSED VALUE								377,473					
TOTAL EXEMPTION VALUE								HX HB WX		55,722			
BASE TAXABLE VALUE								321,751					
TOTAL JUST VALUE								626,479					
NCON VALUE								26,120					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								568,991					
PERMIT NUM				DESCRIPTION				AMT		ISSUED			
B240004543				MODULAR METAL FGR				75,102		04/19/2024			
22014772				CO ISSUED				0		10/04/2022			
21009125				NEW CONSTR				427,332		09/01/2021			
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2675/365		10/17/2023		WD	Q	I	02	640,000					
GRANTOR: NEW ATLANTIC BUILDERS													
GRANTEE: COLEMAN HERBERT JR													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2022;ORIG=0,0] W20 S12 W20 N12 W19 S35 E12 N2 E7 S18 E10 E1 N2 E6 S2 E11 S7 E12 N58 \$													
FGR=[YR=2022;ORIG=-59,35] W2 S34 E10 N1 E11 N35 W7 S2 W12 \$													
FOP=[YR=2022;ORIG=-40,0] S12 E20 N12 W20 \$													
USP=[YR=2025;ORIG=-20,0] N10 W20 S10 E20 \$													
FOP=[YR=2022;ORIG=-30,51] S5 E8 N5 W1 N2 W6 S2 W1 \$													
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
85,000													
Common: 85,000													
PRINTED 07/30/2025 BY SYS													

COLEMAN HERBERT JR/DIBIASIO KATHLEEN CECELIA
85902 MINER PINES CT
YULEE, FL 32097

2025

38-2N-27-0585-0012-0000

[illegible]