IN OR 1389/1971
EX 18-1 THRU 18-5

COLEMAN AGNES E EST
96044 BAKER DR
YULEE, FL 32097

2025

40-2N-28-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	04	SINGLE SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

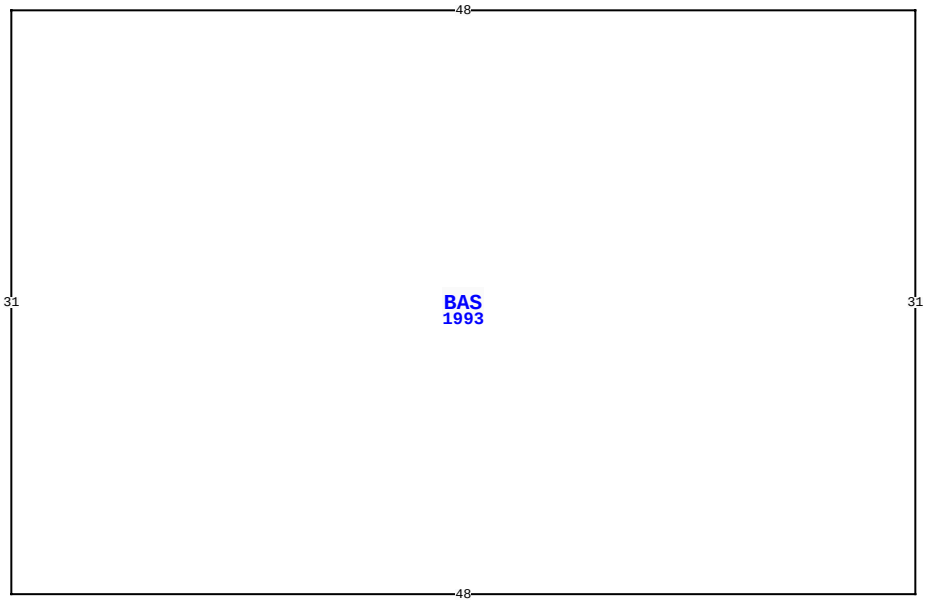
NEIGHBORHOOD/LOC 4012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1993	1,488	26,601
TOTALS	1,488			1,488	26,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,488	59.5935	59.59	88,670	1961	1961	0	0	30	45.25	30.00

1 SINGLE FAM – 0% - 0 Heated Area: 1488 HX Base Yr



96175 CALHOUN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,601
TOTAL MARKET OB/XF VALUE	2,062
TOTAL LAND VALUE - MARKET	57,800
TOTAL MARKET VALUE	86,463
SOH/AGL Deduction	42,726
ASSESSED VALUE	43,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,737
TOTAL JUST VALUE	86,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/1971	2/17/2006	WD	Q	I	01	7,300
GRANTOR: CALHOUN JAMES L SR &						
GRANTEE: COLEMAN AGNES E						
0588/0919	1/23/2990	WD	U	I	18	100
GRANTOR: CALHOUN ELNORA						
GRANTEE: CALHOUN ELNORA L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S31 E48 N31 $.

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	0510	GARAGE WD-	0	0	0	0	589.00	SF	17.50	17.50	100	1980	1980	3	20	2,062	

LAND DESCRIPTION

TOTAL OB/XF 2,062

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	0.68	AC		1.00	1.00	1.00	85,000.00	85,000.00	57,800							

REVIEW DATE 02/03/2021 BY KWX Total Acres: 0.68 Total Land Value: 57,800 Market: 0 Agricultural: 0 Common: 57,800 PRINTED 07/30/2025 BY SYS