PT OF LOT 9 (S-2)
IN OR 1686/1292
BUNKER HILL SUB PB 0/17

COLEMAN JON
PO BOX 319
CALLAHAN, FL 32011-0319

2025

47-2N-25-4080-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,130
TOTAL MARKET VALUE	5,130
SOH/AGL Deduction	2,101
ASSESSED VALUE	3,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,029
TOTAL JUST VALUE	5,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1686/1292	7/02/2010	QC	U	V	18	100
GRANTOR: STATE OF FLORIDA DEPA						
GRANTEE: COLEMAN JON						
1553/0867	3/03/2008	WD	U	V	16	400
GRANTOR: JOYCE ALONZO & VIRGIN						
GRANTEE: COLEMAN JON						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0		OR	0.00	0.00	0.11	AC		1.00	1.00	1.00	45,000.00	45,000.00	5,130							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 0.11 Total Land Value: 5,130 Market: 0 Agricultural: 0 Common: 5,130 PRINTED 07/30/2025 BY SYS