

COLEMAN JAMES M REV TRUST/COLEMAN JAMES M TRUSTEE
PO BOX 179
CALLAHAN, FL 32011-0179

28-2N-25-3100-0003-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall20FACE BRICK 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 90
Interior Wall04PLYWOOD 10
Interior Floo11CLAY TILE 100
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame
StoriesUnits1.1. 100
 0 100
HUD8 Adjustme06DIST 1D 100
Occupancy00NONE 100

Quality01Quality Level 01
DOR CODE5501TIMBER 2-2 SI 80-89
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1993	2,400	234,680
BAS	440	100	2003	440	43,024
FGR	615	55	1993	338	33,051
FOP	30	30	1993	9	880
FOP	30	30	1993	9	880
UDU	120	55	1993	66	6,453

TOTALS	3,635			3,262	318,969
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% NORM% COND
0900013,26297.7040135.81443,012197419850028.0072.00

1 SNGL FAM 0% - 0 Heated Area: 2840 HX Base Yr

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 6Tax Dist:
BUILDING MARKET VALUE341,784
TOTAL MARKET OB/XF VALUE5,921
TOTAL LAND VALUE - MARKET206,500
TOTAL MARKET VALUE386,238
SOH/AGL Deduction22,067
ASSESSED VALUE364,171
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE364,171
TOTAL JUST VALUE554,205
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE534,108

ADJUST EYB FOR REMODEL

PERMIT NUMDESCRIPTIONAMTISSUED
M6807H/AC84002/01/2003
R4740REPAIR/RRF50001/31/2003
7114REPAIR/RRF4,00003/25/1991

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE
1776/14201/31/2012WDUII30100

GRANTOR: COLEMAN JAMES M
GRANTEE: COLEMAN JAMES M TRU
0144/01571/01/1973WDDUV15,000
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W13 FOP=[YR=1993] W6 BAS=[YR=1993] N7 W37 N25
BAS=[YR=2003] N20 W22 S20 E22\$ W22 S62 E22N5 FOP=[YR=1993] E8
N3 W2 N1 W6 S4\$ N4 E6 S1 E3 D2 R2 E8 U2 R2 E13 N17 E3 N5\$
S5 E6 N5\$ S5 W9 S25 E22 N30\$ PTR= E20 UDU=[YR=1993] E10 S12
W10 N12\$ W20\$.

LAND DESCRIPTION TOTAL OB/XF 5,921

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV
1 005000C AGRICULTURAL000 OR0.000.001.00 AC1.001.001.4025,000.0035,000.0035,000
2 005501A TIMBER 2 P S000 OR0.000.006.86 AC1.001.001.00515.00515.003,533
3 009910MMARKET VALUE000 OR0.000.006.86 AC1.001.001.0025,000.0025,000.00171,500

REVIEW DATE 01/06/2023 BY KWA Total Acres: 7.86 Total Land Value: 38,533 Market: 171,500 Agricultural: 3,533 Common: 35,000 PRINTED 07/09/2026 BY SYS

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