

PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 28/349 &
PT OF OLD ABND 20FT RD LYING

COLEMAN AGNES C ESTATE
96044 BAKER DRIVE
YULEE, FL 32097

2026

40-2N-28-0000-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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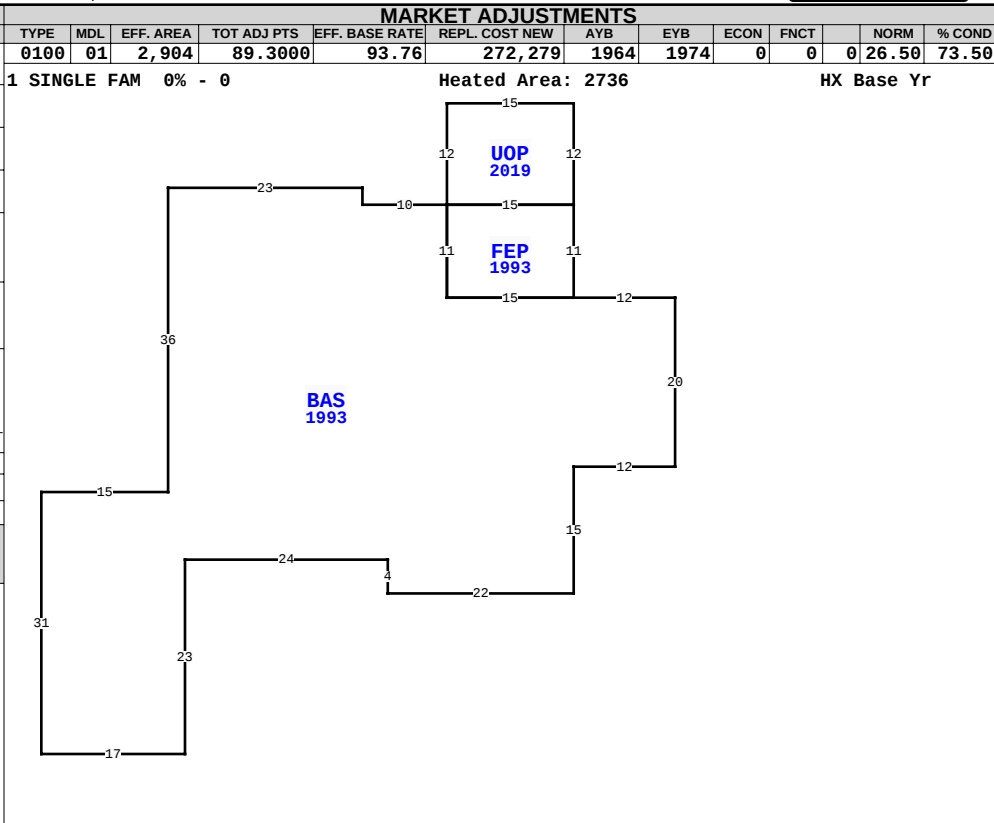
NEIGHBORHOOD/LOC 4012.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,736	100	1993	2,736	188,547
FEP	165	80	1993	132	9,096
UOP	180	20	2019	36	2,481

TOTALS	3,081			2,904	200,125
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0350	CARPORT WD	0	0	0	0	480.00	SF	13.00	13.00	
2	0510	GARAGE WD-	0	0	20	12	240.00	SF	35.00	35.00	
3	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	
4	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	
5	0510	GARAGE WD-	0	0	20	22	440.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		OR	0.00	0.00	3.00	AC	

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	MLU

96433 CALHOUN RD, FERNANDINA BEACH											
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TOTAL OB/XF											
30,512											

Total Acres: 3.00	Total Land Value: 243,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		200,125	
TOTAL MARKET OB/XF VALUE		30,512	
TOTAL LAND VALUE - MARKET		243,000	
TOTAL MARKET VALUE		473,637	
SOH/AGL Deduction		141,604	
ASSESSED VALUE		332,033	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		332,033	
TOTAL JUST VALUE		473,637	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		450,663	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03157	MH MOVE-ON	0	06/01/2000
8842	MH MOVE-ON	30,000	03/18/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0028/0349	9/10/1962	WD	Q	I	01	100	
GRANTOR: CALHOUN HORACE & ELNO							
GRANTEE: COLEMAN WILLIE N &							
0027/0202	9/30/1961	WD	U	V	24	1,000	
GRANTOR: STEWART ORA LEE & ALE							
GRANTEE: CALHOUN HORACE & EL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FEP=[YR=1993] N11 UOP=[YR=2019] N12 W15 S12 E15\$ W15 S11 E15 \$ W15 N11 W10 N2 W23 S36 W15 S31 E17 N23 E24 S4 E22 N15 E12 N20 \$.											