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

COLEMAN AGNES E EST
96044 BAKER DR
YULEE, FL 32097

2026

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

BUILDING CHARACTERISTICS

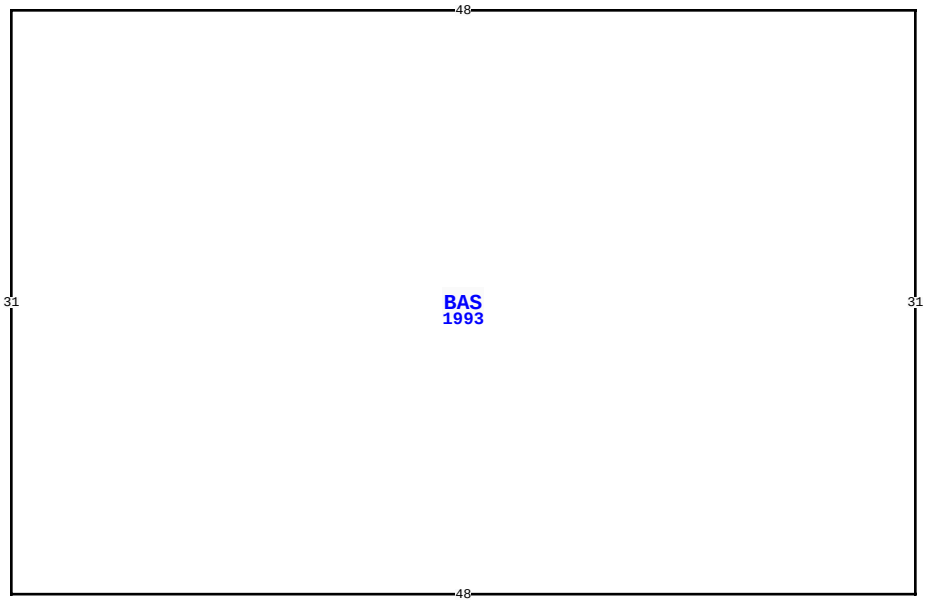
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	04	SINGLE SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	23,882
TOTALS	1,488			1,488	23,882

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	50.9490	53.50	79,608	1961	1961	0	0	30	45.75	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	04/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,882
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	85,082
SOH/AGL Deduction	36,971
ASSESSED VALUE	48,111
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,111
TOTAL JUST VALUE	85,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,463

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	1/23/1990	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

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	0.68	AC		1.00	1.00	1.00	90,000.00	90,000.00	61,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.68 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/09/2026 BY SYS