PT OF LOT 1
IN OR 1966/1130
WINGATE LANDING PB 5/298

COONER BRENDA M
67438 WINGATE LANDING RD
YULEE, FL 32097

2023

05-3N-26-2340-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

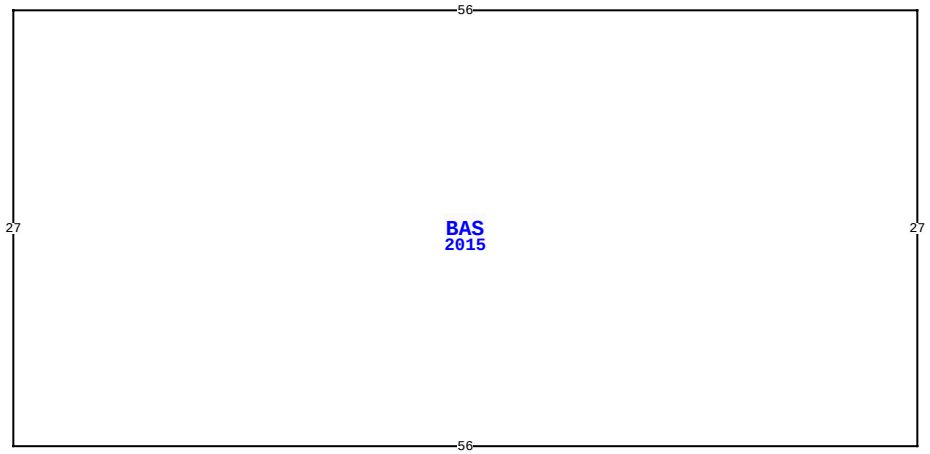
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	103,639
TOTALS	1,512		1,512	103,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	115.2000	80.64	121,928	2015	2015	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2016 Heated Area: 1512 HX Base Yr 2016



67438 WINGATE LANDING RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		103,639
TOTAL MARKET OB/XF VALUE		8,630
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		157,269
SOH/AGL Deduction		88,082
ASSESSED VALUE		69,187
TOTAL EXEMPTION VALUE	HX HB WX	49,187
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		157,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155693	CO ISSUED	0	12/31/2015
MH155693	MH MOVE-ON	0	11/01/2015
E974064	CHNGE SRVC	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/1130	3/09/2015	QC	U	I	11	10,900
GRANTOR: COONER HUEY GILBERT						
GRANTEE: COONER BRENDA M						
0758/0367	4/26/1996	WD	U	V	01	4,000
GRANTOR: COONER MARVIN K						
GRANTEE: COONER HUEY GILBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S27 E56 N27$.

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
2	0510	GARAGE WD-	0	100	20	10	200.00	SF	35.00	35.00	100	2015	2015	3	81	5,670	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2015	2015	3	74	2,960	

LAND DESCRIPTION

TOTAL OB/XF 8,630

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS