

LOT 4 R407672
IN OR 614 1011
WINGATE LANDING PB 5/298

JOHNSON ROBERT & SANDRA J
67134 COONERVILLE ROAD
YULEE, FL 32097

2023

05-3N-26-2340-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA	05	
NEIGHBORHOOD/LOC	5001.00			

TOTALS	1,528		1,428	29,714
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

1	0940	SHEDS/PORT	0	100	8	12		96.00	SF	30.00									
2	1242	WD DECK A	0	100	3	6		18.00	SF	10.00									
5	0350	CARPORT WD	0	100	26	43		1,118.00	SF	8.58									
6	0810	CONCRETE A	0	100	0	0		254.00	SF	6.50									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.90

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,428	106.7000	69.36	99,046	1966	1976	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 0													
Heated Area: 1328													
HX Base Yr													
67134 COONERVILLE RD, YULEE													

BLD DATE		LGL DATE	05/18/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
30.00	100	1990	1990	3	20	576	
10.00	100	1992	1992	3	20	36	
8.58	100	2005	2005	3	27	2,590	
6.50	100	2005	2005	3	87	1,436	

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					62,298				
TOTAL MARKET OB/XF VALUE					4,638				
TOTAL LAND VALUE - MARKET					94,400				
TOTAL MARKET VALUE					161,336				
SOH/AGL Deduction					90,318				
ASSESSED VALUE					71,018				
TOTAL EXEMPTION VALUE					25,000				
BASE TAXABLE VALUE					46,018				
TOTAL JUST VALUE					161,336				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					155,011				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-214	ADDITION	25,100	05/01/1993
6906	XFOB	1,632	12/26/1990
8398	MH MOVE-ON	500	12/17/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W36 USP=[YR=1993] N10 W20 S10 E20\$ W20 S12 E18									
BAS=[YR=1995] S4 W18 S16 E40 N16 W18 N4 W4\$ E38 N12\$.									

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