

IN OR 935/1855-1866
SUB OF GOVT LOT 9 UNR
2004 MERT DW/MH

COATS THOMAS I
75115 TWISTED OAK DR
YULEE, FL 32097

2023

14-2N-26-4280-0033-0100



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 30 VINYL 100										0800 02 1,512 122.8000 85.96 129,972 2004 2009 0 0 0 34.00 66.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 94+ - 100% - 2005 Heated Area: 1512 HX Base Yr 2005										Tax Group: 4 Tax Dist:									
Roof Cover 12 MODULAR MT 100										27 56 27 56 BAS 2004										BUILDING MARKET VALUE 85,782									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 10,641									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 30,000									
Interior Floo 08 SHT VINYL 30																				TOTAL MARKET VALUE 126,423									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 57,264									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 69,159									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB WR 49,159									
Bathrooms 2 100																				BASE TAXABLE VALUE 20,000									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 126,423									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
BUD8 Adjustme 04 DIST 01 100										PREVIOUS YEAR MKT VALUE 97,707																			
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 85,782																													
TOTALS 1,512 1,512 85,782																													
EXTRA FEATURES										75115 TWISTED OAK DR, YULEE																			
L N 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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0940 SHEDS/PORT 0 100 8 10 80.00 SF 30.00 30.00 100 1980 1980 3 20 480																													
2 1242 WD DECK A 0 100 12 16 192.00 SF 10.00 10.00 100 1990 1990 3 20 384																													
5 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2004 2004 3 89 3,115																													
6 0476 VF 6 SBPL 0 100 0 0 102.00 LF 32.00 32.00 100 2006 2006 3 72 2,350																													
7 0510 GARAGE WD- 0 100 20 14 280.00 SF 35.00 35.00 100 2005 2005 3 44 4,312																													
LAND DESCRIPTION										TOTAL OB/XF 10,641																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 RM 100.00 70.00 1.00 LT 1.00 1.00 1.50 20,000.00 30,000.00 30,000																													
REVIEW DATE 08/16/2018 BY KBX										Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																			