PT SEC 42-2N-27E
IN OR 2018/484
ESMT IN OR 429/186

COGAN CHRISTOPHER G
85003 ASTER LN
YULEE, FL 32097

2023

42-2N-27-0000-0098-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

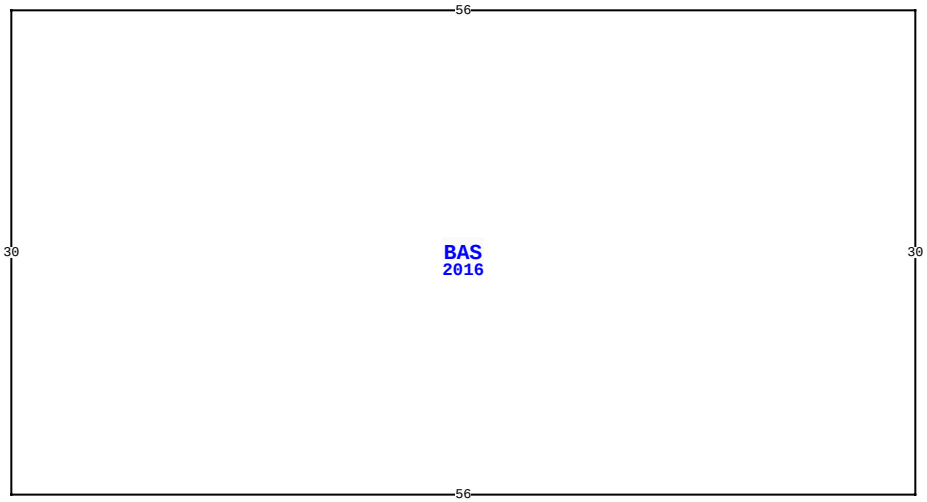
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	136,443
TOTALS	1,680		1,680	136,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.9200	90.24	151,603	2016	2016	0	0	0	10.00	90.00

2 M/H 94+ – 100% - 2016 Heated Area: 1680 HX Base Yr 2016



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,266
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		136,000
TOTAL MARKET VALUE		285,266
SOH/AGL Deduction		142,133
ASSESSED VALUE		143,133
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,133
TOTAL JUST VALUE		285,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165768	CO ISSUED	0	11/02/2016
MH165768	MH MOVE-ON	0	08/01/2016
C4888	CO ISSUED	0	02/01/2007
MH4888	MH MOVE-ON	0	02/01/2007
M12711	MECH OTHER	0	02/01/2007
E18569	ELEC OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2018/0484	12/10/2015	WD	U	I	37	56,000
GRANTOR: WILSON DAVID GLEN						
GRANTEE: COGAN CHRISTOPHER G						
1729/0137	1/22/2011	QC	U	I	11	100
GRANTOR: WILSON TWILA ELAINE						
GRANTEE: WILSON DAVID GLEN						

85003 ASTOR LN, YULEE

BLD DATE	04/03/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S30 E56 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	80,000.00	68,000.00	136,000							

REVIEW DATE 01/26/2017 BY KW Total Acres: 2.00 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

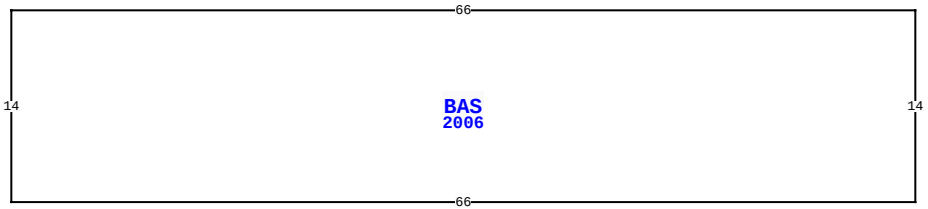
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	12,823
TOTALS	924		924	12,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	66.0800	46.26	42,744	1994	1994	0	0	0	70.00	30.00

3 M/H 94+ – 0% - 2016 Heated Area: 924 HX Base Yr 2016



85003 ASTOR LN, YULEE

BLD DATE	04/03/2007	JM	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,133
TOTAL JUST VALUE		285,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11945	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2018/0484	12/10/2015	WD	U	I	37	56,000
GRANTOR: WILSON DAVID GLEN						
GRANTEE: COGAN CHRISTOPHER G						
1729/0137	1/22/2011	QC	U	I	11	100
GRANTOR: WILSON TWILA ELAINE						
GRANTEE: WILSON DAVID GLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W66 S14 E66 N14$.

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

REVIEW DATE 01/26/2017 BY KW Total Acres: 2.00 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 08/02/2023 BY SYS