



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2,033	204,657
FGR	342	55	188	18,926
FOP	35	30	10	1,007
FOP	140	30	42	4,228
FUS	367	100	367	36,945
TOTALS	2,917		2,640	265,762

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	22	3	66.00	SF	10.00	
3	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	
4	0812	CONCRETE C	0 100	0	0	1,006.00	SF	4.00	
5	0471	VINYL FNC	0 100	0	0	63.00	LF	32.00	
6	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	
7	0855	CONC PAVER	0 100	0	0	85.00	SF	10.00	
8	0861	POOL GUNIT	0 100	0	0	458.00	SF	85.00	
9	0855	CONC PAVER	0 100	0	0	1,192.00	SF	10.00	
10	0462	ST/AL FNC	0 100	0	0	566.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
0100	01	2,640	121.4400	109.60	289,344	2005	2005	0	0	0	8.15 91.85

1 SINGLE FAM - 100% - 2006

Heated Area: 2400

HX Base Yr 2006

The floor plan shows a large rectangular lot with several rooms and their dimensions:

- BAS 2005**: A large rectangular room in the center-left, with dimensions 47 (left), 50 (right), 19 (top), and 18 (bottom).
- FOP 2005**: A rectangular room at the top-left, with dimensions 20 (top), 20 (bottom), 7 (left), and 11 (right).
- FUS 2005**: A rectangular room at the top-right, with dimensions 19 (top), 25 (right), 13 (bottom), and 18 (left).
- FGR 2005**: A rectangular room at the bottom-left, with dimensions 19 (top), 18 (right), 19 (bottom), and 18 (left).
- FUP 2005**: A small rectangular room at the bottom-center, with dimensions 7 (top), 5 (left), 5 (right), and 7 (bottom).

Other dimensions and connections include:

- Top-left corner: 4.2 (left), 7 (top), 4.2 (right).
- Top-right corner: 19 (top), 6 (left), 18 (left), 13 (bottom).
- Bottom-left corner: 18 (left), 19 (bottom), 18 (right).
- Bottom-center: 3 (left), 9 (bottom), 16 (right).
- Right side: 50 (right), 11 (top), 16 (top), 7 (left).

BLD DATE	03/14/2023	NW	LGL DATE	
----------	------------	----	----------	--

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	22	3	66.00	SF	10.00	
3	0811	CONCRETE B	0 100	0	0	676.00	SF	5.20	
4	0812	CONCRETE C	0 100	0	0	1,006.00	SF	4.00	
5	0471	VINYL FNC	0 100	0	0	63.00	LF	32.00	
6	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	
7	0855	CONC PAVER	0 100	0	0	85.00	SF	10.00	
8	0861	POOL GUNIT	0 100	0	0	458.00	SF	85.00	
9	0855	CONC PAVER	0 100	0	0	1,192.00	SF	10.00	
10	0462	ST/AL FNC	0 100	0	0	566.00	SF	10.00	

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					265,762				
TOTAL MARKET OB/XF VALUE					54,627				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					375,389				
SOH/AGL Deduction					167,193				
ASSESSED VALUE					208,196				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					158,196				
TOTAL JUST VALUE					375,389				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					298,680				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700881	REPAIR/RRF	2,300	02/06/2017
B22481	REMODEL	1,000	05/01/2009
B21946	XFOB	5,000	10/01/2008
B21312	SWIM POOL	41,750	04/01/2008
E0514960	ELEC OTHER	2,000	05/01/2005
M09528	MECH OTHER	0	03/01/2005

SALES DATA								
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2650/333	6/27/2023	WD	Q	I	01	530,000		
GRANTOR: WALLACE JAMIE E &								
GRANTEE: COYER CHRISTOPHER &								
1371/0143	12/02/2005	WD	Q	I		215,800		
GRANTOR: COPPENBARGER HOMES								
GRANTEE: WALLACE JAMIE E & N								

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W11 FOP=[YR=2005] W20 S7 E20 N7\$ S7 W20 N7 L3 U3 W7 D3 L3 S47 FGR=[YR=2005] S18 E19 N18 W19\$ E19 S3 E9 FOP=[YR=2005] S5 E7 N5 W7\$ E16 N50\$ PTR=E15 FUS=[YR=2005] E19 S25 W13 N18 W6 N7\$ W15\$.									

COYER CHRISTOPHER & NANCY S
86414 SAND HICKORY TRAIL
YULEE, FL 32097

42-2N-27-435H-0015-0000

[illegible]