IN OR 1242/637 R359642

COOK LARRY R SR
97117 LEE ROAD
YULEE, FL 32097

2023

44-3N-28-0000-0001-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

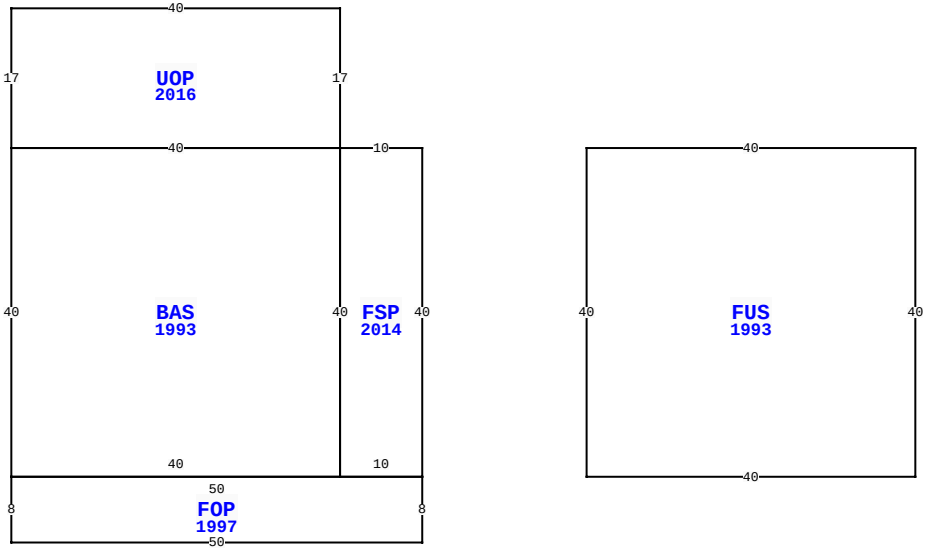
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	113,511
FOP	400	30	120	8,513
FSP	400	40	160	11,351
FUS	1,600	100	1,600	113,511
UOP	680	20	136	9,648
TOTALS	4,680		3,616	256,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,616	96.1200	86.75	313,688	1991	1991	0	0	0	18.22	81.78

1 SINGLE FAM – 100% - 1989 Heated Area: 3200 HX Base Yr 1989



97117 LEE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,754
TOTAL MARKET OB/XF VALUE		3,416
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		361,170
SOH/AGL Deduction		182,902
ASSESSED VALUE		178,268
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		78,268
TOTAL JUST VALUE		361,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21090	GARAGE	47,520	02/01/2008
7189	NEW CONSTR	36,300	04/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/0637	6/30/2004	QC	U	I	01	100
GRANTOR: COOK DEBBY J						
GRANTEE: COOK LARRY R						
0543/0174	5/13/1988	FS	U	V		100
GRANTOR: JONES HARRY E						
GRANTEE: COOK LARRY R SR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W10 UOP=[YR=2016] N17 W40 S17 E40$
BAS=[YR=1993] W40 S40 FOP=[YR=1997] S8 E50 N8 W50$ E40 N40 $
S40 E10 N40$ PTR= E20 FUS=[YR=1993] E40 S40 W40 N40$ W20$.

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
1	0811	CONCRETE B	0	100	0	0	782.00	SF	5.20	5.20	100	2003	2003	3	84	3,416	

LAND DESCRIPTION

TOTAL OB/XF 3,416

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	000115	C	SFR ACRES	100	0008	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/03/2017 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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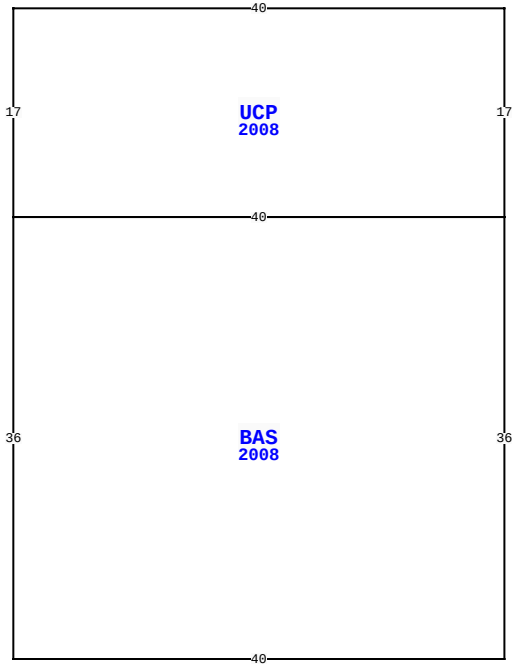
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	19,389
UCP	680	20	136	1,831
TOTALS	2,120		1,576	21,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,576	46.9200	16.42	25,878	2008	2008	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 1989 Heated Area: 1440 HX Base Yr 1989



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0543/0174	5/13/1988	FS	U	V		100
GRANTOR: JONES HARRY E						
GRANTEE: COOK LARRY R SR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2008] W40 S17 BAS=[YR=2008] S36 E40 N36 W40$ E40 N17$.

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 02/03/2017 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS