LOT 2
IN OR 1790/1018
CREEKSIDE #1 PB 6/320

MENSO GARY F & PAMALA S
97042 COOPERS WAY
YULEE, FL 32097

2023

51-3N-27-0261-0002-0000

BUILDING CHARACTERISTICS

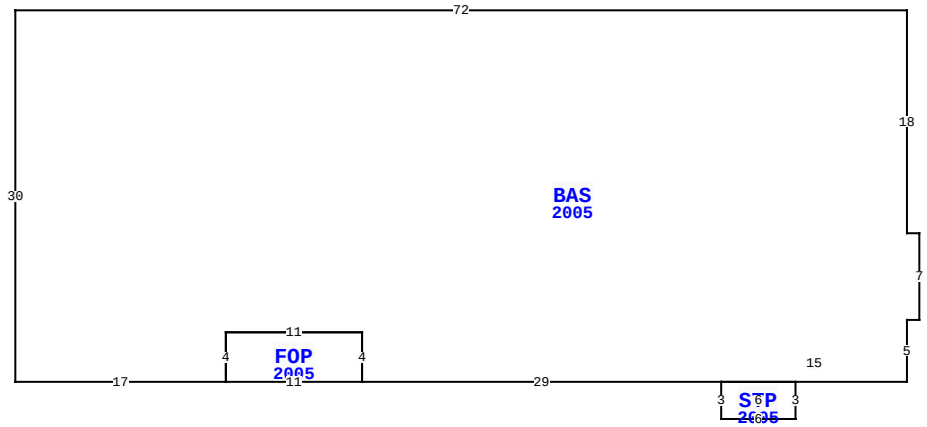
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,123	100	2,123	164,222
FOP	44	30	13	1,006
STP	18	10	2	155
TOTALS	2,185		2,138	165,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,138	112.1120	84.08	179,763	2005	2005	0	0	0	8.00	92.00

1 SFR MODULR – 100% - 2017 Heated Area: 2123 HX Base Yr 2017



97042 COOPERS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00	4.00	100	2005	2005	3	87	4,294	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
3	0351	CARPORT MT	0	100	25	19	475.00	SF	10.00	10.00	100	2018	2018	3	86	4,085	
4	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2012	2012	3	60	576	
5	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	2014	2014	3	70	784	
6	0351	CARPORT MT	0	100	25	19	475.00	SF	10.00	10.00	100	2019	2019	3	90	4,275	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,980
TOTAL MARKET OB/XF VALUE		17,164
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		264,144
SOH/AGL Deduction		89,122
ASSESSED VALUE		175,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,022
TOTAL JUST VALUE		264,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008265	GARAGE	40,152	01/01/2018
17008049	XFOB	14,143	12/14/2017
E14438	ELEC OTHER	0	02/01/2005
M09254	MECH OTHER	0	02/01/2005
P09040	OTHER	0	02/01/2005
B0414117	FOUNDATION	9,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1790/1018	4/26/2012	WD	Q	I	02	150,000
GRANTOR: BLANCHETTE DAVID A &						
GRANTEE: MENSO GARY F & PAME						
1254/1866	8/25/2004	TD	Q	V		39,000
GRANTOR: MORRIS W A TRUSTEE						
GRANTEE: BLANCHETTE DAVID &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W72 S30 E17 FOP=[YR=2005] E11 N4 W11 S4$ N4 E11 S4 E29 STP=[YR=2005] S3 E6 N3 W6$ E15 N5 E1 N7 W1 N18$.

LAND DESCRIPTION

TOTAL OB/XF 17,164

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/30/2020 BY NWP Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

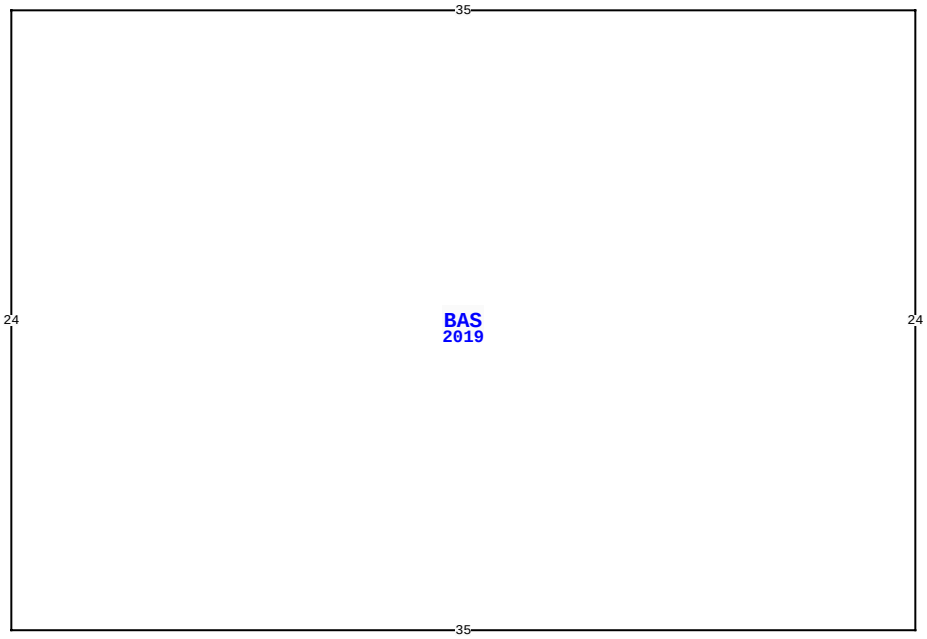
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4036.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,598
TOTALS	840		840	16,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	58.1900	20.37	17,111	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2017 Heated Area: 840 HX Base Yr 2017



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TOTAL JUST VALUE		264,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414134	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: BLANCHETTE DAVID A &						
GRANTEE: MENSO GARY F & PAME						
1254/1866	8/25/2004	TD	Q	V		39,000
GRANTOR: MORRIS W A TRUSTEE						
GRANTEE: BLANCHETTE DAVID &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W35 S24 E35 N24$.

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 03/30/2020 BY NWP Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS