LOT 3
IN OR 2230/418
CREEKSIDE #1 PB 6/320

DLRD SERVICES LLC
PO BOX 1124
YULEE, FL 32041

2023

51-3N-27-0261-0003-0000

BUILDING CHARACTERISTICS

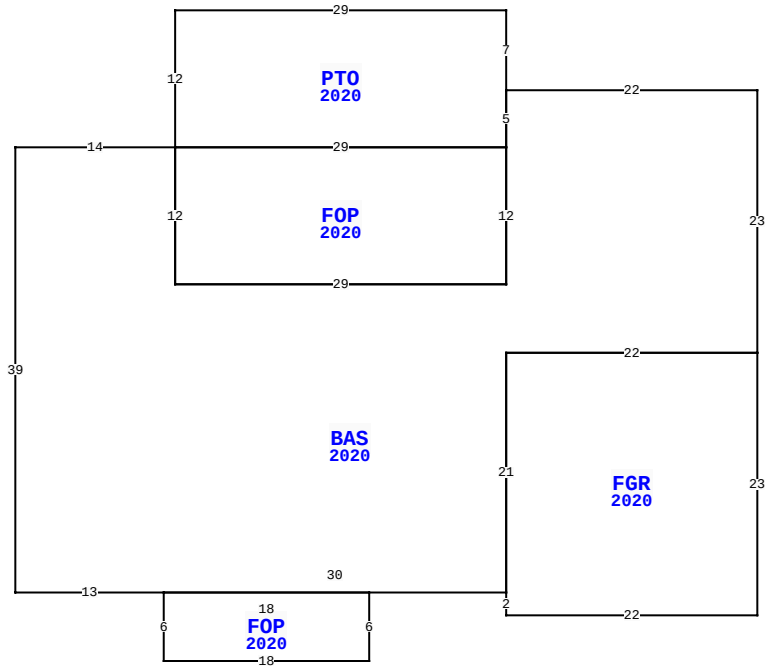
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,835	100	1,835	236,599
FGR	506	55	278	35,844
FOP	108	30	32	4,126
FOP	348	30	104	13,410
PTO	348	5	17	2,192
TOTALS	3,145		2,266	292,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,266	110.2304	130.90	296,619	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 1835 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

97062 COOPERS WAY, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	292,170
TOTAL MARKET OB/XF VALUE	6,380
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	363,550
SOH/AGL Deduction	67,325
ASSESSED VALUE	296,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,225
TOTAL JUST VALUE	363,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009097	CO ISSUED	0	09/30/2020
19000315	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/0418	9/28/2018	WD	Q	V	01	40,000
GRANTOR: THE SMITH TRUST						
GRANTEE: DLRD SERVICES LLC						
1495/0622	4/27/2007	WD	U	V	06	100
GRANTOR: SMITH MARK C & KENNET						
GRANTEE: CAPITAL CONSULTANTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W22 PTO=[YR=2020] N7 W29 S12 E29 N5$ S5
FOP=[YR=2020] W29 S12 E29 N12$ S12 W29 N12 W14 S39 E13
FOP=[YR=2020] S6 E18 N6 W18$ E30 FGR=[YR=2020] S2 E22 N23 W22
S21$ N21 E22 N23$.

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	0812	CONCRETE C	0	0	0	0	1,611.00	SF	4.00	4.00	100	2020	2020	3	99	6,380	

LAND DESCRIPTION

TOTAL OB/XF 6,380

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/16/2020 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS