LOTS 5 & 6
CREEKSIDE #1 PB 6/320

THERRIAULT TROY
97102 COOPERS WAY
YULEE, FL 32097

2023

51-3N-27-0261-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

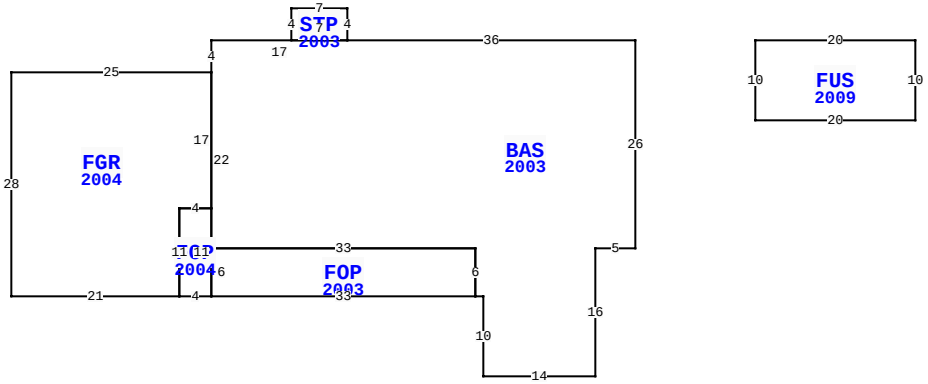
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,608	100	1,608	112,971
FGR	656	55	361	25,362
FOP	198	30	59	4,145
FOP	44	30	13	913
FUS	200	100	200	14,051
STP	28	10	3	211
TOTALS	2,734		2,244	157,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,244	103.1940	77.40	173,686	2003	2003	0	0	0	9.23	90.77

1 SFR MODULR – 100% - 2018 Heated Area: 1808 HX Base Yr 2018



97102 COOPERS WAY, YULEE

BLD DATE	09/16/2020	KK	LGL DATE	
XF DATE	09/16/2020	KKA	LAND DATE	09/16/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,655
TOTAL MARKET OB/XF VALUE		22,733
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		310,388
SOH/AGL Deduction		120,914
ASSESSED VALUE		189,474
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,474
TOTAL JUST VALUE		310,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003854	ADDITION	28,680	04/16/2018
18002677	GARAGE	28,680	01/01/2018
E0310762	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/1399	6/30/2020	WD	U	V	37	50,000
GRANTOR: CREEKSIDE LAND TRUST						
GRANTEE: THERRIAULT TROY						
2124/1226	6/01/2017	WD	Q	I	01	150,000
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: THERRIAULT TROY						

BUILDING NOTES

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	100	0	0	1,101.00	SF	4.00	4.00	100	2003	2003	3	84	3,699	
3	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2004	2004	3	86	134	
4	0510	GARAGE WD-	0	100	0	0	600.00	SF	35.00	35.00	100	2018	2018	3	90	18,900	

BUILDING DIMENSIONS

BAS=[YR=2003] W36 STP=[YR=2003] N4 W7 S4 E7$ W17 S4
FGR=[YR=2004] W25 S28 E21 FOP=[YR=2004] E4 FOP=[YR=2003]
E33 N6 W33 S6$ N11 W4 S11$ N11 E4 N17$ S22 E33 S6 E1 S10 E14
N16 E5 N26$ PTR=E15 FUS=[YR=2009] E20 S10 W20 N10$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 22,733

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	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/16/2020 BY KKA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS