LOT 8
IN OR 1876/127
CREEKSIDE #1 PB 6/320

HOPSON DAVID T/SAULS-HOPSON KATHRYN D
97138 COOPERS WAY
YULEE, FL 32097

2023

51-3N-27-0261-0008-0000

BUILDING CHARACTERISTICS

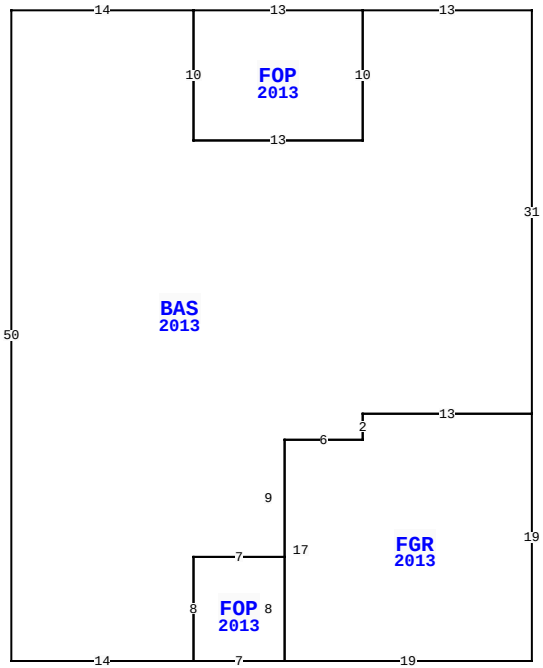
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,465	100	1,465	171,356
FGR	349	55	192	22,457
FOP	56	30	17	1,988
FOP	130	30	39	4,562
TOTALS	2,000		1,713	200,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,713	102.6000	121.84	208,712	2013	2013	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2014 Heated Area: 1465 HX Base Yr 2014



97138 COOPERS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,072
TOTAL MARKET OB/XF VALUE		5,780
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		286,852
SOH/AGL Deduction		137,501
ASSESSED VALUE		149,351
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,351
TOTAL JUST VALUE		286,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327188	CO ISSUED	0	08/13/2013
B1327188	NEW CONSTR	170,767	05/01/2013
P1316562	NEW CONSTR	0	05/01/2013
E26186	WIRE SFR	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1876/0127	8/27/2013	WD	Q	I	01	153,600
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: HOPSON DAVID T & KA						
1845/1886	3/12/2013	WD	Q	V	02	25,000
GRANTOR: MADDOX BUILDERS INC						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W13 FOP=[YR=2013] W13 S10 E13 N10$ S10 W13 N10 W14 S50 E14 FOP=[YR=2013] E7 FGR=[YR=2013] E19 N19 W13 S2 W6 S17$ N8 W7 S8$ N8 E7 N9 E6 N2 E13 N31$.

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	1,482.00	SF	4.00	4.00	100	2013	2013	3	95	5,632	
2	0811	CONCRETE B	0	100	0	0	30.00	SF	5.20	5.20	100	2013	2013	3	95	148	

LAND DESCRIPTION

TOTAL OB/XF 5,780

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/16/2019 BY DJ 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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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	07	NONE 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	05	Quality Level 05

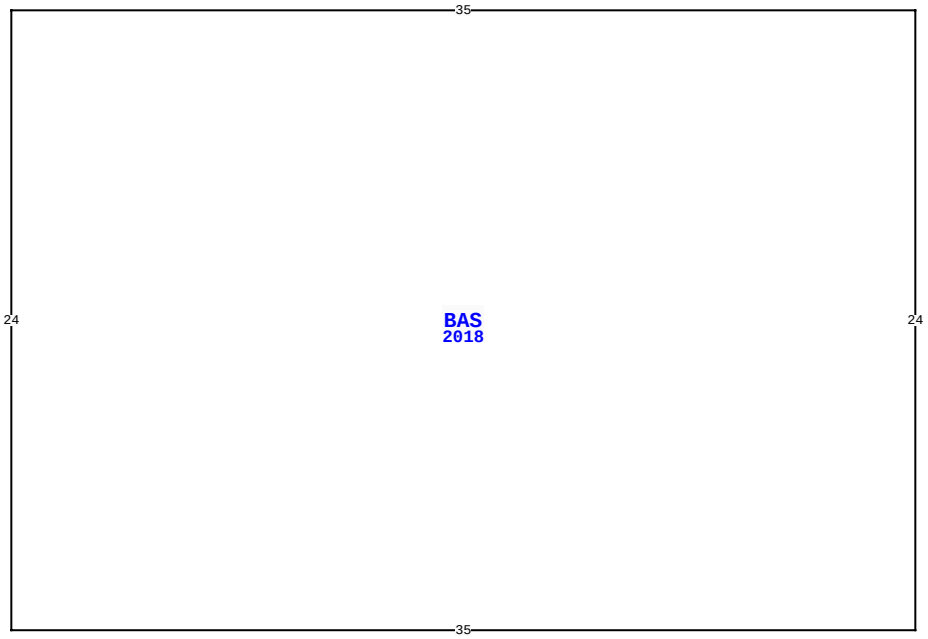
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4036.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	15,708
TOTALS	840		840	15,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	55.6600	19.48	16,363	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2014 Heated Area: 840 HX Base Yr 2014



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1845/1886	3/12/2013	WD	Q	V	02	25,000
GRANTOR: MADDOX BUILDERS INC						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S24 E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS