LOT 12
CREEKSIDE #1 PB 6/320

BOOD TERRI WATSON & ROBERT FRANCIS
97079 COOPERS WAY
YULEE, FL 32097

2023

51-3N-27-0261-0012-0000

BUILDING CHARACTERISTICS

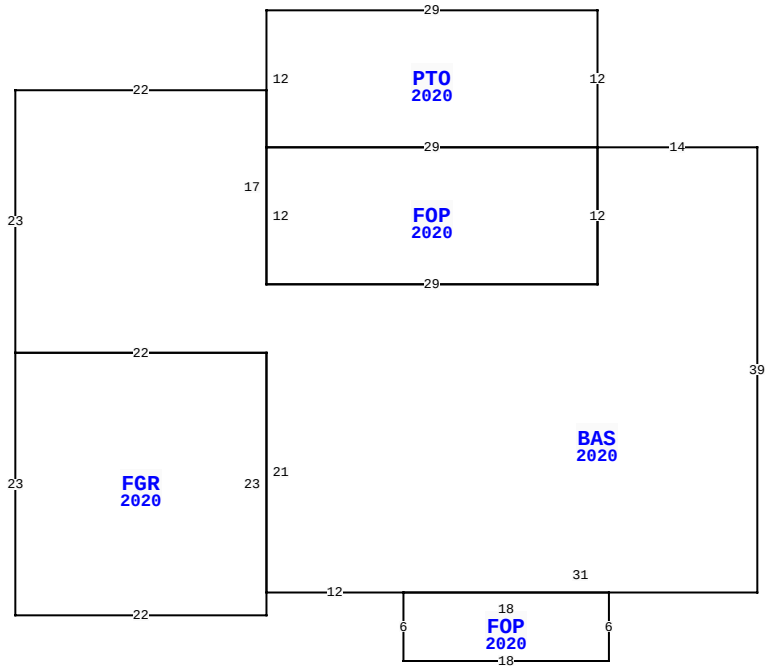
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 – 100% - 2023 Heated Area: 1835 HX Base Yr



97079 COOPERS WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,170
TOTAL MARKET OB/XF VALUE		5,623
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		362,793
SOH/AGL Deduction		0
ASSESSED VALUE		362,793
TOTAL EXEMPTION VALUE	13	362,793
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		362,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007386	28.5 GLASS TO FOP		06/08/2023
20006856	CO ISSUED	0	08/04/2020
19000364	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/1100	10/20/2022	SW	Q	I	01	548,700
GRANTOR: DLRD SERVICES LLC						
GRANTEE: BOOD TERRI WATSON &						
2230/0428	9/28/2018	WD	Q	V	01	40,000
GRANTOR: CREEKSIDE LAND TRUST						
GRANTEE: DLRD SERVICES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 PTO=[YR=2020] N12 W29 S12 E29$
FOP=[YR=2020] W29 S12 E29 N12$ S12 W29 N17 W22 S23
FGR=[YR=2020] S23 E22 N23 W22$ E22 S21 E12 FOP=[YR=2020] S6
E18 N6 W18$ E31 N39$.

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	1,420.00	SF	4.00	4.00	100	2020	2020	3	99	5,623	

LAND DESCRIPTION

TOTAL OB/XF 5,623

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 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