LOT 1 R621464
IN OR 926/740
EX S-1 S-2 & S-3

COONER MARVIN K & SANDRA E
67179 COONERVILLE ROAD
YULEE, FL 32097

2024

05-3N-26-2340-0001-0000

BUILDING CHARACTERISTICS

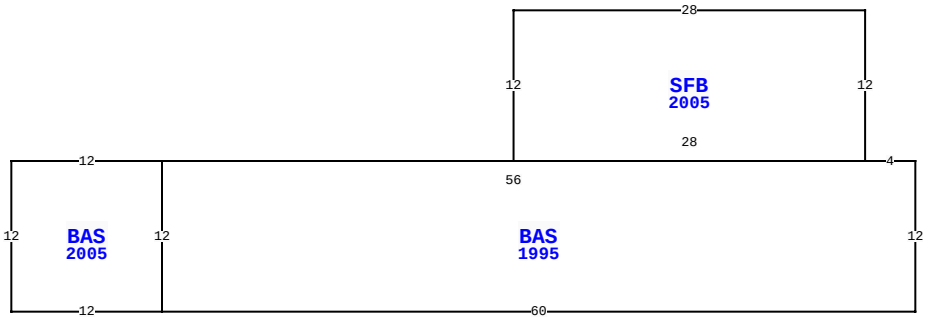
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	14,924
BAS	144	100	144	2,985
SFB	336	80	269	5,576
TOTALS	1,200		1,133	23,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,133	98.7000	69.09	78,279	1970	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1133 HX Base Yr



67179 COONERVILLE RD, YULEE

BLD DATE		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		23,484
TOTAL MARKET OB/XF VALUE		2,521
TOTAL LAND VALUE - MARKET		65,250
TOTAL MARKET VALUE		91,255
SOH/AGL Deduction		61,517
ASSESSED VALUE		29,738
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,738
TOTAL JUST VALUE		91,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10114	MECH OTHER	0	08/01/2005
P09739	OTHER	0	07/01/2005
95-02293	XFOB	4,704	10/01/1995
9124	MH MOVE-ON	1,000	11/30/1992
8524	MH MOVE-ON	4,000	05/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0926/0740	3/30/2000	QC	U	I	01	100
GRANTOR: COONER MARVIN K						
GRANTEE: COONER MARVIN & SAN						
0614/1021	12/19/1990	WD	Q	V		23,300
GRANTOR: WINGATE CLAUDE & M L						
GRANTEE: COONER MARVIN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W4 SFB=[YR=2005] N12 W28 S12 E28$ W56
BAS=[YR=2005] W12 S12 E12 N12$ S12 E60 N12$.

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	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	1995	1995	3	20	386	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1996	1996	3	20	480	
3	0751	UOP	0	100	12	10	120.00	SF	10.00	10.00	100	1996	1996	3	24	288	
4	0751	UOP	0	100	6	4	24.00	SF	10.00	10.00	100	1996	1996	3	24	58	
5	0350	CARPORT WD	0	100	12	20	240.00	SF	8.58	8.58	100	2001	2001	3	20	412	
6	0350	CARPORT WD	0	100	16	16	256.00	SF	8.58	8.58	100	2001	2001	3	20	439	
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2001	2001	3	20	384	
8	0751	UOP	0	100	8	4	32.00	SF	10.00	10.00	100	1995	1995	3	23	74	

LAND DESCRIPTION

TOTAL OB/XF 2,521

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.45	AC		1.00	1.00	1.00	45,000.00	45,000.00	65,250							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 1.45 Total Land Value: 65,250 Market: 0 Agricultural: 0 Common: 65,250 PRINTED 08/06/2024 BY SYS