PT OF LOT 1
IN OR 2691/1142
WINGATE LANDING PB 5/298

COONER JOHN DARREN L/E/
67127 COONERVILLE RD
YULEE, FL 32097

2024

05-3N-26-2340-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

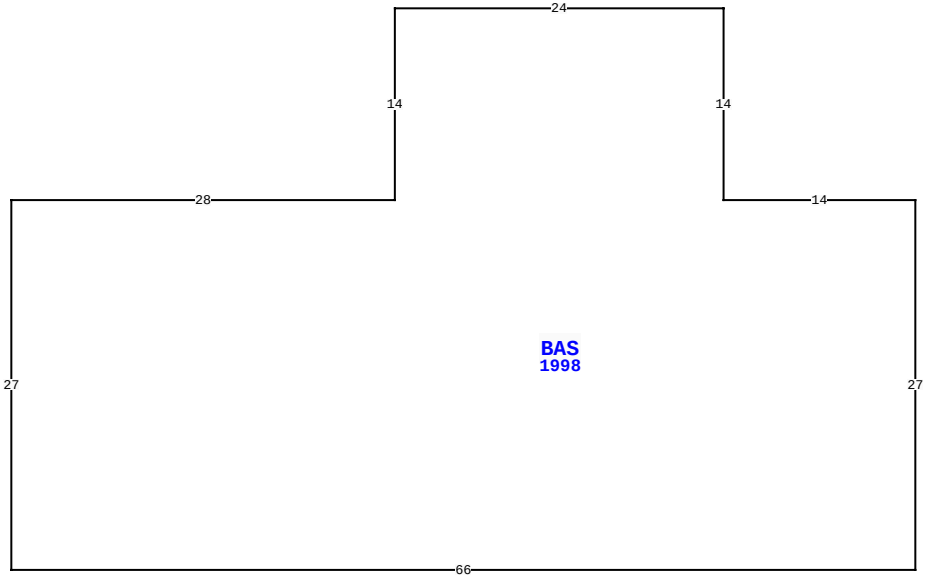
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,118	100	2,118	111,942
TOTALS	2,118		2,118	111,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,118	135.5200	101.64	215,274	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1997 Heated Area: 2118 HX Base Yr 1997



67127 COONERVILLE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		119,139
TOTAL MARKET OB/XF VALUE		10,850
TOTAL LAND VALUE - MARKET		105,750
TOTAL MARKET VALUE		235,739
SOH/AGL Deduction		137,902
ASSESSED VALUE		97,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,837
TOTAL JUST VALUE		235,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982454	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/1142	1/19/2024	QC	U	I	11	100
GRANTOR: COONER JOHN D						
GRANTEE: COONER KILEY A						
0758/0369	4/26/1996	WD	U	V	01	8,000
GRANTOR: COONER MARVIN K						
GRANTEE: COONER JOHN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 N14 W24 S14 W28 S27 E66 N27$.

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	16	16	208.00	SF	30.00	30.00	100	1990	1990	3	20	1,248	
2	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	1990	1990	3	20	1,152	
3	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	1998	1998	3	20	400	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
5	0751	UOP	0	100	14	28	392.00	SF	10.00	10.00	100	2005	2005	3	40	1,568	
6	1242	WD DECK A	0	100	0	0	144.00	SF	10.00	10.00	100	2005	2005	3	24	346	
7	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2005	2005	3	66	2,281	
8	0351	CARPORT MT	0	100	40	18	720.00	SF	5.90	5.90	100	2005	2005	3	24	1,020	

LAND DESCRIPTION

TOTAL OB/XF 10,850

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	2.35	AC		1.00	1.00	1.00	45,000.00	45,000.00	105,750							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 2.35 Total Land Value: 105,750 Market: 0 Agricultural: 0 Common: 105,750 PRINTED 08/06/2024 BY SYS

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2024

05-3N-26-2340-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

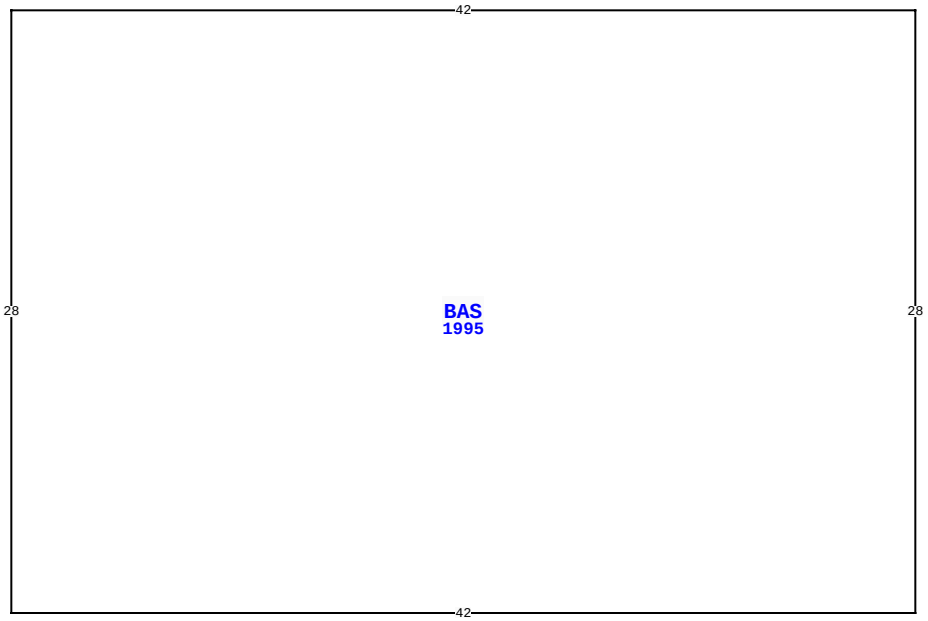
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	7,197
TOTALS	1,176		1,176	7,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,176	51.0195	12.24	14,394	1995	1995	0	0	0	50.00	50.00

2 BARNS – 0% - 1997 Heated Area: 1176 HX Base Yr 1997



67127 COONERVILLE RD, YULEE

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XF DATE		LAND DATE	
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GRANTOR: COONER MARVIN K						
GRANTEE: COONER JOHN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W42 S28 E42 N28$.

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 07/28/2022 BY KBA Total Acres: 2.35 Total Land Value: 105,750 Market: 0 Agricultural: 0 Common: 105,750 PRINTED 08/06/2024 BY SYS