PT OF LOT 1 (S-3)
IN OR 1564/1512
WINGATE LANDING PB 5/298

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

2024

05-3N-26-2340-0001-0030

BUILDING CHARACTERISTICS

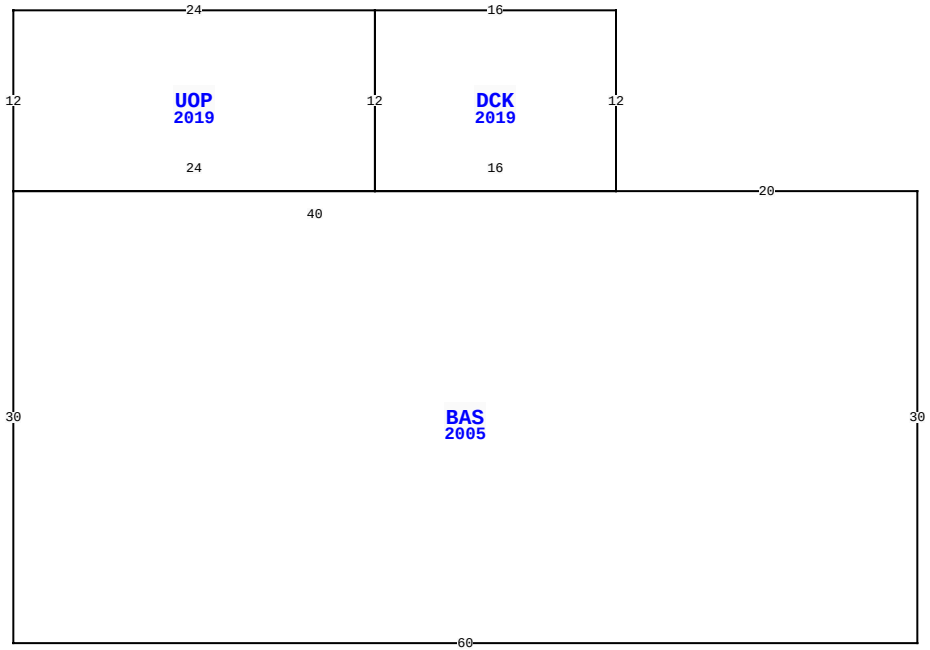
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,800	100	1,800	97,464
DCK	192	15	29	1,570
UOP	288	25	72	3,899
TOTALS	2,280		1,901	102,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,901	128.9200	96.69	183,808	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1800 HX Base Yr



67458 WINGATE LANDING 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	102,932
TOTAL MARKET OB/XF VALUE	5,419
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	153,351
SOH/AGL Deduction	29,179
ASSESSED VALUE	124,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,172
TOTAL JUST VALUE	153,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1512	5/05/2008	WD	U	I	07	100
GRANTOR: MCKUHEN JAMES & CINDY						
GRANTEE: CONNER MARVIN K & S						
1536/0783	11/19/2007	WD	Q	I		125,000
GRANTOR: MCKUHEN JAMES & CINDY						
GRANTEE: COONER MARVIN K & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 DCK=[YR=2019] N12 W16 UOP=[YR=2019] W24 S12 E24 N12$ S12 E16$ W40 S30 E60 N30$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2005	2005	3	24	1,728	
3	0351	CARPORT MT	0	0	20	20	400.00	SF	6.00	6.00	100	2005	2005	3	24	576	

LAND DESCRIPTION

TOTAL OB/XF 5,419

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/06/2020 BY KBP Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS