

JOHNSON ROBERT & SANDRA J
67134 COONERVILLE ROAD
YULEE, FL 32097

05-3N-26-2340-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

03Quality Level 03

0200MOBILE HOME

MKT AREA05

5001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,2421001,24245,904

TOTALS1,2421,24245,904

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10940SHEDS/PORT001212144.00SF20.1020.1010019921992320579

20680POLE SHED002620520.00SF10.0010.00100199219923201,040

31242WD DECK A0012896.00SF10.0010.0010019831983320192

41242WD DECK A00814112.00SF10.0010.0010019971997320224

50811CONCRETE B0030601,800.00SF5.205.20100199719973736,833

60350CARPORT WD002020400.00SF13.0013.00100200020003201,040

70940SHEDS/PORT00820160.00SF30.0030.0010020002000320960

80680POLE SHED001520300.00SF10.0010.0010020002000328840

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

1000102CSFR/MH00005OR0.000.005.29AC1.001.0016,000.0016,000.0084,640

REVIEW DATE07/28/2022BYKBA

Total Acres: 5.29Total Land Value: 84,640Market: 0Agricultural: 0Common: 84,640PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800021,242123.200092.40114,7611997199700060.0040.00

Heated Area: 1242HX Base Yr

BAS1997

05/19/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE63,015

TOTAL MARKET OB/XF VALUE11,708

TOTAL LAND VALUE - MARKET84,640

TOTAL MARKET VALUE159,363

SOH/AGL Deduction20,284

ASSESSED VALUE139,079

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE139,079

TOTAL JUST VALUE159,363

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE157,440

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1553/04952/28/2008WD U I I 0130,000

GRANTOR: JOHNSON THURSTON H

GRANTEE: JOHNSON ROBERT & SA

0694/151112/20/1993WD U I I 07100

GRANTOR: WINGATE CLAUDE & MILL

GRANTEE: JOHNSON THURSTON &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W46 S27 E46 N27\$.

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