LOT 4
IN OR 614/1011
(EX OR 2703/1671)

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

2024

05-3N-26-2340-0004-0000

BUILDING CHARACTERISTICS

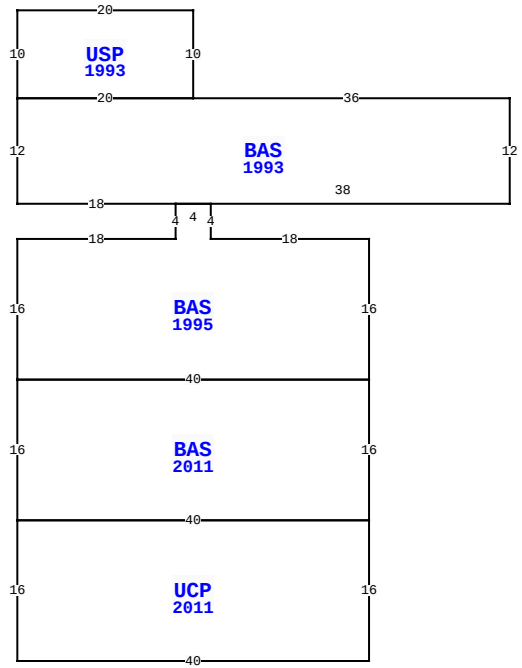
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	672	100	672	15,058
BAS	656	100	656	14,699
BAS	640	100	640	14,341
UCP	640	20	128	2,868
USP	200	50	100	2,241
TOTALS	2,808		2,196	49,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,196	106.7000	74.69	164,019	1966	1976	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1968 HX Base Yr



67134 COONERVILLE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
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		49,206
TOTAL MARKET OB/XF VALUE		4,334
TOTAL LAND VALUE - MARKET		87,660
TOTAL MARKET VALUE		141,200
SOH/AGL Deduction		103,717
ASSESSED VALUE		37,483
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,483
TOTAL JUST VALUE		141,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-214	ADDITION	25,100	05/01/1993
6906	XFOB	1,632	12/26/1990
8398	MH MOVE-ON	500	12/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W36 W20 S12 E18 E38 N12 $
BAS=[YR=1995;ORIG=-38,12] S4 W18 S16 E40 N16 W18 N4 W4 $
BAS=[YR=2011;ORIG=-16,32] W40 S16 E40 N16 $
UCP=[YR=2011;ORIG=-56,48] S16 E40 N16 W40 $
USP=[YR=1993;ORIG=-36,0] N10 W20 S10 E20 $
.

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	30.00	30.00	100	1990	1990	3	20	576	
2	1242	WD DECK A	0	100	3	6	18.00	SF	10.00	10.00	100	1992	1992	3	20	36	
3	0350	CARPORT WD	0	100	26	43	1,118.00	SF	8.58	8.58	100	2005	2005	3	24	2,302	
4	0810	CONCRETE A	0	100	0	0	254.00	SF	6.50	6.50	100	2005	2005	3	86	1,420	

LAND DESCRIPTION

TOTAL OB/XF 4,334

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	100	0005	OR	0.00	0.00	4.87	AC		1.00	1.00	1.00	18,000.00	18,000.00	87,660							

REVIEW DATE 06/12/2024 BY TWA Total Acres: 4.87 Total Land Value: 87,660 Market: 0 Agricultural: 0 Common: 87,660 PRINTED 08/06/2024 BY SYS