

JOHNSON KAREN
96244 CORAL REEF ROAD
YULEE, FL 32097

37-3N-28-0740-0141-0000

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION
Exterior Wall 05 AVERAGE 100
Roof Structure 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 14 CARPET 70
Interior Floor 08 SHT VINYL 30
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms
Bathrooms
Frame 02 WOOD FRAME 100

Stories Units 1. 1. 100
 0 100
Occupancy 00 NONE 100

Quality 05 Quality Level 05
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	146,700
FGR	403	55	222	23,600
FOP	57	30	17	1,807

TOTALS	1,840		1,619	172,107
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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT EFF. NORM % COND
0100 01 1,619 122.2980 116.18 188,095 2005 2005 0 0 8.50 91.50
1 SINGLE FAM - 100% - 2006 Heated Area: 1380 HX Base Yr 2006

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE 172,107
TOTAL MARKET OB/XF VALUE 5,043
TOTAL LAND VALUE - MARKET 55,000
TOTAL MARKET VALUE 232,150
SOH/AGL Deduction 114,498
ASSESSED VALUE 117,652
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 67,652
TOTAL JUST VALUE 232,150
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 224,495

PERMIT NUM DESCRIPTION AMT ISSUED
E15612 ELEC OTHER 0 08/01/2005
M10192 MECH OTHER 0 08/01/2005
P0509640 OTHER 0 06/01/2005
E0515196 TEMP POLE 0 06/01/2005
R07516 REPAIR/RRF 3,000 04/01/2005
B15066 NEW CONSTR 106,350 04/01/2005

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
1376/1529 12/27/2005 WD Q I 135,300
GRANTOR: KOENIG DONALD & KAREN
GRANTEE: JOHNSON KAREN
1358/0776 10/13/2005 WD Q I 135,300
GRANTOR: YOUNG AMERICAN HOMES
GRANTEE: KOENIG DONALD & KAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S48 E11 FOP=[YR=2005] S5FGR=[YR=2005]
S16 E19 N23 W8 S2 W6 D5 L5 \$ R5 U5 E2 N4 U3 L3 W4 S7 \$ N7 E4
R3 D3 S4 E4 N2 E8 N46 \$.

LAND DESCRIPTION TOTAL OB/XF 5,043

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
1 000100 C SFR 100 0003 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 55,000.00 55,000.00 55,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS