

COGAN CHRISTOPHER G
85003 ASTER LN
YULEE, FL 32097

42-2N-27-0000-0098-0030

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100Quality04Quality Level 04DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4053.00BAS16801001680138,073TOTALS16801680138,073EXTRA FEATURES

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0800021,680128.920096.69162,439201620160015.0085.00Heated Area: 1680HX Base Yr 2016BAS2016

NASSAU COUNTY PROPERTY

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VALUATION SUMMARYSTANDARDTax Group: 4Tax Dist:BUILT BUILDING MARKET VALUE151,811TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET136,000TOTAL MARKET VALUE287,811SOH/AGL Deduction139,562ASSESSED VALUE148,249TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE98,249TOTAL JUST VALUE287,811NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE285,266SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE SALE2018/048412/10/2015WDUII3756,000GRANTOR: WILSON DAVID GLENGRANTEE: COGAN CHRISTOPHER G1729/01371/22/2011QCUIII11100GRANTOR: WILSON TWILA ELAINTEGRANTEE: WILSON DAVID GLENBUILDING NOTESBUILDING DIMENSIONS BAS=[YR=2016] W56 S30 E56 N30\$.LAND DESCRIPTIONTOTAL OB/XF0LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UNITSUNIT TYPEDTDPHFAC% CONDTADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV1000102CSFR/MH1000007OR0.000.002.00AC1.001.000.8580,000.0068,000.00136,000REVIEW DATE05/12/2019BYKBA Total Acres: 2.00Total Land Value: 136,000Market: 0Agricultural: 0Common: 136,000PRINTED 08/06/2024 BY SYS

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