

LOT 1 R621464
IN OR 926/740
EX S-1 S-2 & S-3

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

2025

05-3N-26-2340-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structure	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

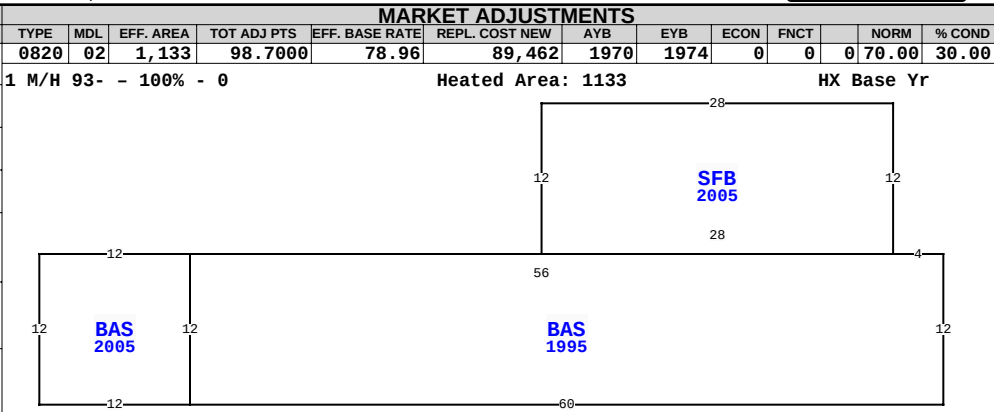
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1995	720	17,055
BAS	144	100	2005	144	3,411
SFB	336	80	2005	269	6,372

TOTALS	1,200			1,133	26,839
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00
3	0751	UOP	0	100	12	10	120.00	SF	10.00
4	0751	UOP	0	100	6	4	24.00	SF	10.00
5	0350	CARPORT WD	0	100	12	20	240.00	SF	8.58
6	0350	CARPORT WD	0	100	16	16	256.00	SF	8.58
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00
8	0751	UOP	0	100	8	4	32.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	1.45



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

TOTAL OB/XF															2,496
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	1995	1995	3	20
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1996	1996	3	20
3	0751	UOP	0	100	12	10	120.00	SF	10.00	10.00	100	1996	1996	3	23
4	0751	UOP	0	100	6	4	24.00	SF	10.00	10.00	100	1996	1996	3	23
5	0350	CARPORT WD	0	100	12	20	240.00	SF	8.58	8.58	100	2001	2001	3	20
6	0350	CARPORT WD	0	100	16	16	256.00	SF	8.58	8.58	100	2001	2001	3	20
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2001	2001	3	20
8	0751	UOP	0	100	8	4	32.00	SF	10.00	10.00	100	1995	1995	3	20

TOTAL OB/XF															2,496
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100	0005	OR	0.00	0.00	1.45	AC		1.00	1.00	1.00	45,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				
Tax Dist:										Tax Dist:				
BUILDING MARKET VALUE										26,839				
TOTAL MARKET OB/XF VALUE										2,496				
TOTAL LAND VALUE - MARKET										65,250				
TOTAL MARKET VALUE										94,585				
SOH/AGL Deduction										63,985				
ASSESSED VALUE										30,600				
TOTAL EXEMPTION VALUE										HX HB 25,000				
BASE TAXABLE VALUE										5,600				
TOTAL JUST VALUE										94,585				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										91,255				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10114	MECH OTHER	0	08/01/2005
P09739	OTHER	0	07/01/2005
95-02293	XFOB	4,704	10/01/1995
9124	MH MOVE-ON	1,000	11/30/1992
8524	MH MOVE-ON	4,000	05/01/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0926/0740	3/30/2000	QC	Q	I	01	100			
GRANTOR: COONER MARVIN K									
GRANTEE: COONER MARVIN & SAN									
0614/1021	12/19/1990	WD	Q	V		23,300			
GRANTOR: WINGATE CLAUDE & M L									
GRANTEE: COONER MARVIN K									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W4 SFB=[YR=2005] N12 W28 S12 E28\$ W56									
BAS=[YR=2005] W12 S12 E12 N12\$ S12 E60 N12\$.									