

S116 FT OF W375 FT OF N264 FT
OF E1/2 OF LOT 22
IN OR 2203/1012

COTHREN HENRY BOBBY
4300 CR 208
ST AUGUSTINE, FL 32092

2025

26-3N-24-2300-0022-0040



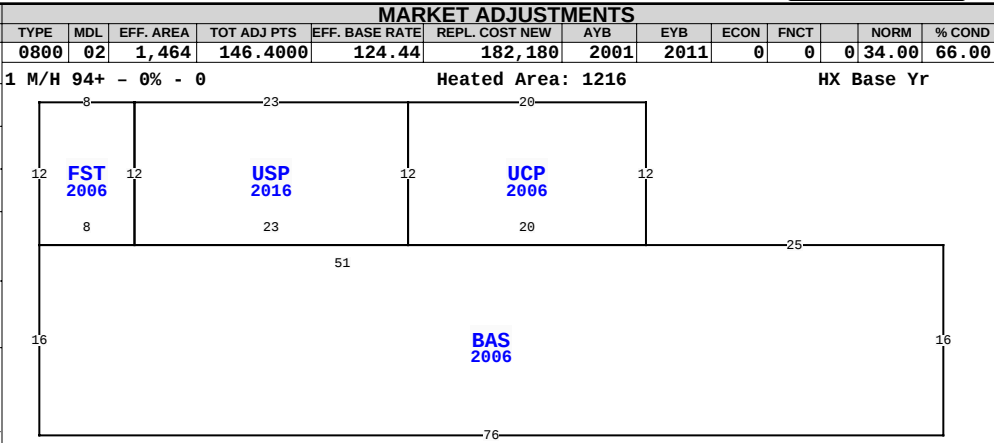
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2006	1,216	99,871
FST	96	65	2006	62	5,092
UCP	240	20	2006	48	3,942
USP	276	50	2016	138	11,334
TOTALS	1,828			1,464	120,239

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	30	13	390.00	SF	26.95	26.95	
2	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	
3	0940	SHEDS/PORT	0	0	10	8	80.00	SF	22.50	22.50	
4	0810	CONCRETE A	0	0	10	8	80.00	SF	6.50	6.50	
5	0753	UEP	0	0	10	8	80.00	SF	22.00	22.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0005	OR	0.00	0.00	1.00	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
11,640											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	120,239		
TOTAL MARKET OB/XF VALUE	11,640		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	176,879		
SOH/AGL Deduction	36,462		
ASSESSED VALUE	140,417		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	140,417		
TOTAL JUST VALUE	176,879		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	151,644		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2203/1012	6/13/2018	WD	Q	I	01	105,000	
GRANTOR: LAPINE ANASTASHIA ET							
GRANTEE: COTHREN HENRY BOBBY							
2195/0996	5/03/2018	FJ	U	I	11	100	
GRANTOR: BOYLES GLEN EDWARD ES							
GRANTEE: LAPINE ANASTASHIA &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W25 UCP=[YR=2006] N12 W20 USP=[YR=2016] W23 FST=[YR=2006] W8 S12 E8 N12 \$ S12 E23 N12 \$ S12 E20 \$ W51 S16 E76 N16\$.											