

COOPER ERIN M
96010 SUNFISH LN
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
16WD FR STUC 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 70
08SHT VINYL 30
03CENTRAL 100
04AIR DUCTED 100
3 100
2.5 100

02WOOD FRAME 100
2. 100
0 100
00NONE 100

04Quality Level 04
0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2006	840	85,988
FGR	450	55	2006	248	25,387
FOP	50	30	2006	15	1,536
FUS	882	100	2006	882	90,288

TOTALS2,2221,985203,198

CONSTRUCTION

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND010011,985112.0581112.06222,43920062006008.6591.35

1 SINGLE FAM - 100% - 2017Heated Area: 1722HX Base Yr 2017

The maps show three different lots or building footprints. The first map is a large rectangle with dimensions 29 by 21. It has setbacks of 10 on the left, 5 on the bottom-left, 5 on the bottom-right, and 14 on the right. There are also internal setbacks of 4, 3, 2, and 3. The second map is a similar rectangle with dimensions 30 by 29. It has setbacks of 12 on the left, 18 on the right, and 29 on the top and bottom. The third map is a smaller rectangle with dimensions 30 by 29. It has setbacks of 12 on the left, 18 on the right, and 29 on the top and bottom.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE203,198
TOTAL MARKET OB/XF VALUE4,014
TOTAL LAND VALUE - MARKET65,000
TOTAL MARKET VALUE272,212
SOH/AGL Deduction110,997
ASSESSED VALUE161,215
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE110,493
TOTAL JUST VALUE272,212
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE262,386

PERMIT NUMDESCRIPTIONAMTISSUED

M11017H/AC002/01/2006
E16127NEW CONSTR1,95011/01/2005
P10398NEW CONSTR011/01/2005
C16417CO ISSUED193,99010/01/2005
B16417NEW CONSTR193,99010/01/2005
R08458REPAIR/RRF1,50010/01/2005

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE
1999/06388/25/2015WDQI01145,000
GRANTOR: KEALY JOHN A
GRANTEE: COOPER ERIN M
1863/12071/09/2012QCUI11100
GRANTOR: JOHNSON AMANDA
GRANTEE: KEALY JOHN

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N29 W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14 N3 W2 N3 W4 S27 E20\$PTR=N20 E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12 \$ W15S20\$.

LAND DESCRIPTION

TOTAL OB/XF4,014

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1 000100CRESCRES100PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/30/2025 BY SYS