PT NATHANIEL WILDER GRANT
SEC 41-4N-26E PT OR 553/1023
BEING PARCEL B (EX ESMT PT

COONER JERRY DWAYNE
68067 CORNING COURT
YULEE, FL 32097

2025

41-4N-26-0000-0003-0010

BUILDING CHARACTERISTICS

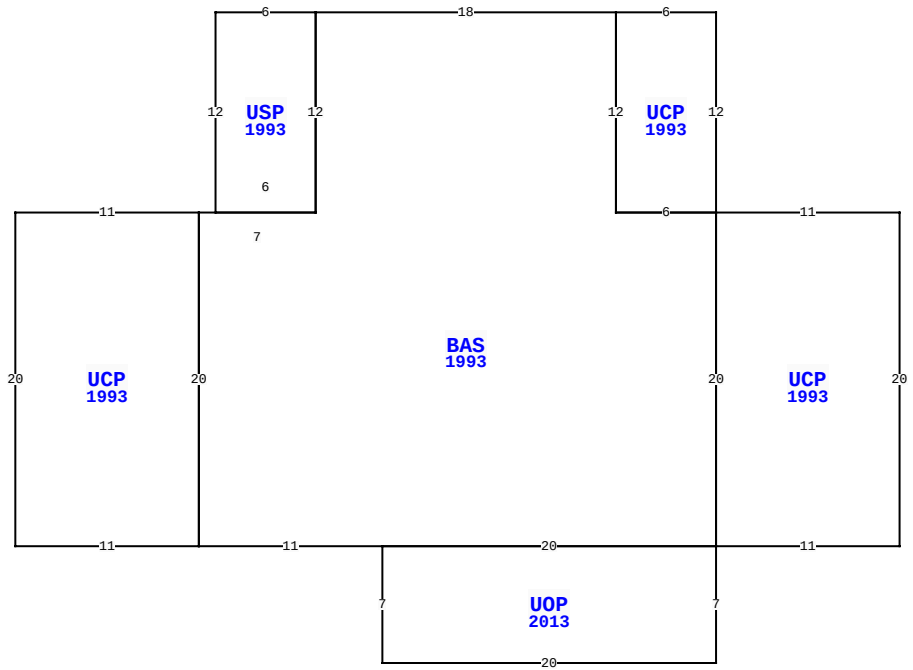
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	836	100	1993	836	48,633
UCP	72	20	1993	14	815
UCP	220	20	1993	44	2,560
UCP	220	20	1993	44	2,560
UOP	140	20	2013	28	1,629
USP	72	30	1993	22	1,280
TOTALS	1,560			988	57,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	988	92.3400	92.34	91,232	1950	1950	0	0	0	37.00	63.00

1 SINGLE FAM – 100% - 1989 Heated Area: 836 HX Base Yr 1989



68067 CORNING CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,476
TOTAL MARKET OB/XF VALUE		563
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		70,039
SOH/AGL Deduction		44,794
ASSESSED VALUE		25,245
TOTAL EXEMPTION VALUE	HX HB WR	25,245
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		70,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0553/1023	10/04/1988	WD	U	I	09	15,000

GRANTOR: JONES ABNER
GRANTEE: COONER JERRY D

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W6 BAS=[YR=1993] W18 USP=[YR=1993] W6 S12 E6 N12$ S12 W7 UCP=[YR=1993] W11 S20 E11 N20$ S20 E11 UOP=[YR=2013] S7 E20 N7 W20$ E20 UCP=[YR=1993] E11 N20 W11 S20$ N20 W6 N12$ S12 E6 N12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	10	14	140.00	SF	20.10	20.10	100	1980	1980	3	20	563	

LAND DESCRIPTION

TOTAL OB/XF 563

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	RES	100	0005	OR	0.00	0.00	1.00	UT		1.00	1.00	0.60	20,000.00	12,000.00	12,000							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 0.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 07/30/2025 BY SYS