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

COONER JERRY DWAYNE
68067 CORNING COURT
YULEE, FL 32097

2025

41-4N-26-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

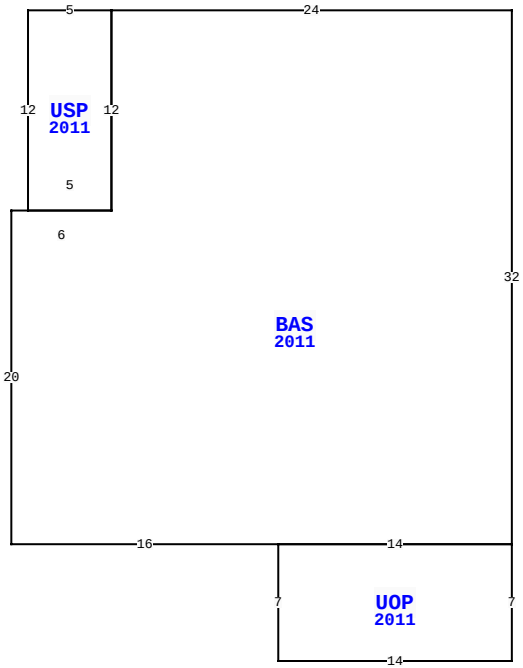
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	888	100	2011	888	68,998
UOP	98	20	2011	20	1,554
USP	60	30	2011	18	1,398
TOTALS	1,046			926	71,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	926	101.5740	101.57	94,054	1959	1959	0	0	0	23.50	76.50

2 SINGLE FAM – 0% - 0 Heated Area: 888 HX Base Yr



68067 CORNING CT, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	71,951
TOTAL MARKET OB/XF VALUE	7,509
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	92,460
SOH/AGL Deduction	0
ASSESSED VALUE	92,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,460
TOTAL JUST VALUE	92,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8047	MH MOVE-ON	2,500	02/05/1990

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						
0404/0582	11/01/1983	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 USP=[YR=2011] W5 S12 E5 N12$ S12 W6 S20 E16
UOP=[YR=2011] S7 E14 N7 W14$ E14 N32$.

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	0350	CARPORT WD	0	0	20	11	220.00	SF	8.58	8.58	100	1965	1965	3	20	378	
2	0350	CARPORT WD	0	0	20	11	220.00	SF	8.58	8.58	100	1965	1965	3	20	378	
3	0350	CARPORT WD	0	0	27	10	270.00	SF	13.00	13.00	100	2018	2018	3	78	2,738	
4	0350	CARPORT WD	0	0	33	12	396.00	SF	13.00	13.00	100	2018	2018	3	78	4,015	

LAND DESCRIPTION

TOTAL OB/XF 7,509

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	0	0005	OR	0.00	0.00	1.00	UT		1.00	1.00	0.65	20,000.00	13,000.00	13,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 07/30/2025 BY SYS