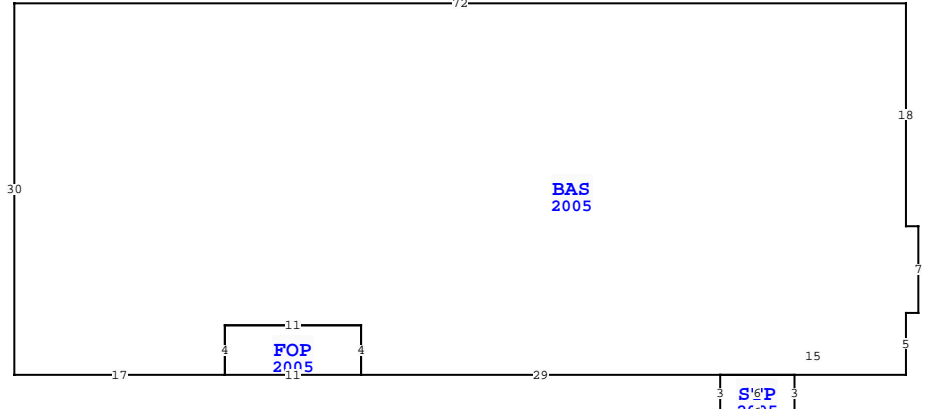


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4036.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,123	100	2005
FOP	44	30	2005
STP	18	10	2005
TOTALS	2,185		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	MODULR - 100%	- 2017		Heated Area: 2123					HX Base Yr	2017



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			228,123
TOTAL MARKET OB/XF VALUE			15,978
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			309,101
SOH/AGL Deduction			123,600
ASSESSED VALUE			185,501
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			134,779
TOTAL JUST VALUE			309,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008265	GARAGE	40,152	01/01/2018
17008049	XFOB	14,143	12/14/2017
E14438	ELEC OTHER	0	02/01/2005
M09254	MECH OTHER	0	02/01/2005
P09040	OTHER	0	02/01/2005
B0414117	FOUNDATION	9,000	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1790/1018	4/26/2012	WD	Q	I	02	150,000
GRANTOR: BLANCHETTE DAVID A &						
GRANTEE: MENSO GARY F & PAME						
1254/1866	8/25/2004	TD	Q	V		39,000
GRANTOR: MORRIS W A TRUSTEE						
GRANTEE: BLANCHETTE DAVID &						

EXTRA FEATURES																	
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	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00	4.00	100	2005	2005	3	84	4,146	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
3	0351	CARPORT MT	0	100	25	19	475.00	SF	10.00	10.00	100	2018	2018	3	78	3,705	
4	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2012	2012	3	50	480	
5	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	2014	2014	3	60	672	
6	0351	CARPORT MT	0	100	25	19	475.00	SF	10.00	10.00	100	2019	2019	3	82	3,895	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W72 S30 E17 FOP=[YR=2005] E11 N4 W11 S4\$ N4 E11 S4 E29 STP=[YR=2005] S3 E6 N3 W6\$ E15 N5 E1 N7 W1 N18\$.	

LAND DESCRIPTION																								
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	99	N/A 100	
Heating Type		N/A 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality		06	Quality Level 06
DOR CODE		0100	SINGLE FAMILY
MAP NUM			MKT AREA 04
NEIGHBORHOOD/LOC		4036.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	2019
TOTALS		840	17,181

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2												2 GARAGE RES - 100% - 2017	
				Heated Area: 840				HX Base Yr 2017					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 35 35 24 24 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2019</p> </div> </div>													
97042 COOPERS WAY, YULEE													

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		228,123	
TOTAL MARKET OB/XF VALUE		15,978	
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TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		134,779	
TOTAL JUST VALUE		309,101	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,481	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414134	NEW CONSTR	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1790/1018	4/26/2012	WD	Q	I	02	150,000
GRANTOR: BLANCHETTE DAVID A &						
GRANTEE: MENSO GARY F & PAME						
1254/1866	8/25/2004	TD	Q	V		39,000
GRANTOR: MORRIS W A TRUSTEE						
GRANTEE: BLANCHETTE DAVID &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W35 S24 E35 N24\$.	

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	OB/XF MKT VALUE	NOTES
TOTAL OB/XF 0																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV