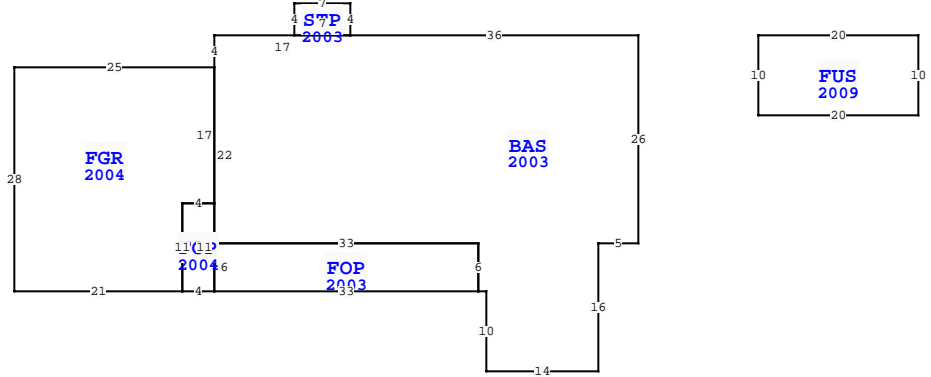


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 90
Exterior Wall	31 HARDIE BRD 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	2,244	103.1940	92.87	208,400	2003	2003	0	0	10.25	89.75
1 SFR MODULR - 100% - 2018 Heated Area: 1808 HX Base Yr 2018											



Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4036.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	2003	1,608	134,028
FGR	656	55	2004	361	30,090
FOP	198	30	2003	59	4,917
FOP	44	30	2004	13	1,083
FUS	200	100	2009	200	16,670
STP	28	10	2003	3	250
TOTALS	2,734			2,244	187,039

97102 COOPERS WAY, YULEE

BLD DATE	09/16/2020	KK	LGL DATE	
XF DATE	09/16/2020	KKA	LAND DATE	09/16/2020
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			187,039
TOTAL MARKET OB/XF VALUE			21,380
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			338,419
SOH/AGL Deduction			137,601
ASSESSED VALUE			200,818
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			150,096
TOTAL JUST VALUE			338,419
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003854	ADDITION	28,680	04/16/2018
18002677	GARAGE	28,680	01/01/2018
E0310762	NEW CONSTR	0	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/1399	6/30/2020	WD	U	V	37	50,000
GRANTOR: CREEKSIDE LAND TRUST						
GRANTEE: THERRIAULT TROY						
2124/1226	6/01/2017	WD	Q	I	01	150,000
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: THERRIAULT TROY						

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	1,101.00	SF	4.00	4.00	100	2003	2003	3	82	3,611	
2	0810	CONCRETE A	0	100	8	24.00	SF	6.50	6.50	100	2004	2004	3	83	129	
3	0510	GARAGE WD-	0	100	0	600.00	SF	35.00	35.00	100	2018	2018	3	84	17,640	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2003] W36 STP=[YR=2003] N4 W7 S4 E7\$ W17 S4
 FGR=[YR=2004] W25 S28 E21 FOP=[YR=2004] E4 FOP=[YR=2003]
 E33 N6 W33 S6\$ N11 W4 S11\$ N11 E4 N17\$ S22 E33 S6 E1 S10 E14
 N16 E5 N26\$ PTR=E15 FUS=[YR=2009] E20 S10 W20 N10\$ W15\$.

LAND DESCRIPTION																								
TOTAL OB/XF 21,380																								
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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	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							