

LOT 9
CREEKSIDE #1 PB 6/320

SMITH BRIAN & KRISTEN
97164 COOPERS WAY
YULEE, FL 32097

2025

51-3N-27-0261-0009-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	31	HARDIE BRD 100	0900	01	2,611	99.4080	131.22	342,615	2021	2021	0	0	0	1.00	99.00	VALUATION BY	STANDARD																		
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023												Heated Area: 2063		HX Base Yr 2023																		
Roof Cover	03	COMP SHNGL 100															Tax Group: 4	Tax Dist:																	
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE	339,189																	
Interior Floor	13	LVT/LAMNT 100															TOTAL MARKET OB/XF VALUE	3,192																	
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET	65,000																	
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE	407,381																	
Bedrooms	3	100															SOH/AGL Deduction	51,041																	
Bathrooms	2	100															ASSESSED VALUE	356,340																	
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE	HX HB 50,722																	
Stories	1.	1. 100															BASE TAXABLE VALUE	305,618																	
Units	0	100															TOTAL JUST VALUE	407,381																	
Occupancy	00	NONE 100															NCON VALUE	0																	
Quality			02	Quality Level 02																															
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	2,063	100	2021	2,063	268,000																														
FGR	650	55	2021	358	46,507																														
FOP	72	30	2021	22	2,858																														
FOP	204	30	2021	61	7,924																														
FOP	336	30	2021	101	13,120																														
STP	60	10	2021	6	779																														
TOTALS	3,385			2,611	339,189																														
EXTRA FEATURES						97164 COOPERS WAY, YULEE																													
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	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	2021	2021	3	99	3,192																			