LOT 13
CREEKSIDE #1 PB 6/320

THOMPSON JANNIS L/E/
97059 COOPERS WAY
YULEE, FL 32097

2025

51-3N-27-0261-0013-0000

BUILDING CHARACTERISTICS

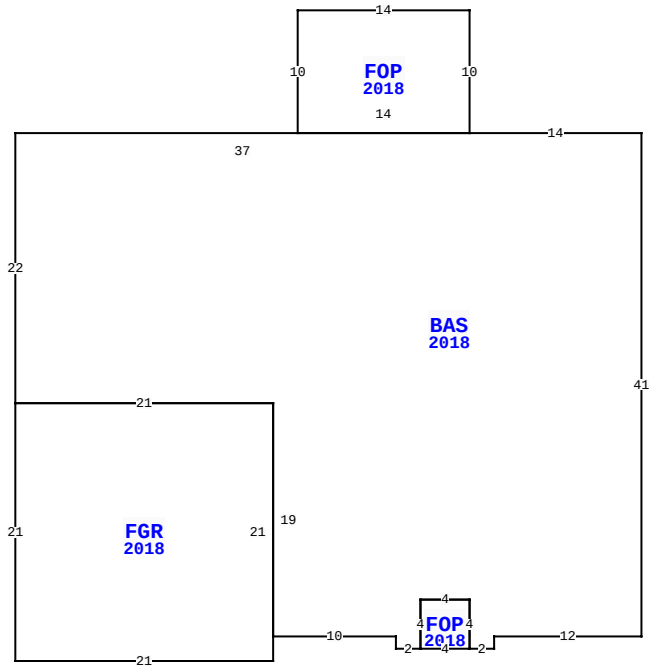
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,684	100	2018	1,684	223,141
FGR	441	55	2018	243	32,199
FOP	16	30	2018	5	663
FOP	140	30	2018	42	5,566
TOTALS	2,281			1,974	261,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,974	105.1099	138.75	273,892	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2019 Heated Area: 1684 HX Base Yr 2019



97059 COOPERS WAY, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,567
TOTAL MARKET OB/XF VALUE		4,361
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		330,928
SOH/AGL Deduction		147,803
ASSESSED VALUE		183,125
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		77,403
TOTAL JUST VALUE		330,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012445	CO ISSUED	0	12/26/2018
18008392	NEW CONSTR	210,670	08/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2753/651	11/25/2024	QC	U	I	11	100
GRANTOR: THOMPSON JANNIS						
GRANTEE: MULLINS LISA						
2272/0792	1/08/2019	QC	U	I	11	100
GRANTOR: THOMPSON JANNIS						
GRANTEE: SCHACHT MELANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] N10 W14 S10 E14$ W37 S22
FGR=[YR=2018] S21 E21 N21 W21$ E21 S19 E10 S1 E2
FOP=[YR=2018] E4 N4 W4 S4$ N4 E4 S4 E2 N1 E12 N41$.

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	0812	CONCRETE C	0	100	0	0	1,124.00	SF	4.00	4.00	100	2018	2018	3	97	4,361	

LAND DESCRIPTION

TOTAL OB/XF 4,361

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/23/2021 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS