

PT OF LOT 1  
IN OR 2691/1142  
WINGATE LANDING PB 5/298

COONER JOHN DARREN L/E/  
67127 COONERVILLE RD  
YULEE, FL 32097

2026

05-3N-26-2340-0001-0010



| BUILDING CHARACTERISTICS |                  |             |                  |              |                      |
|--------------------------|------------------|-------------|------------------|--------------|----------------------|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |              |                      |
| Exterior Wall            |                  | 30          | VINYL 100        |              |                      |
| Roof Structur            |                  | 03          | GABLE/HIP 100    |              |                      |
| Roof Cover               |                  | 12          | MODULAR MT 100   |              |                      |
| Interior Wall            |                  | 05          | DRYWALL 100      |              |                      |
| Interior Floo            |                  | 14          | CARPET 80        |              |                      |
| Interior Floo            |                  | 08          | SHT VINYL 20     |              |                      |
| Air Condition            |                  | 03          | CENTRAL 100      |              |                      |
| Heating Type             |                  | 04          | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  |             | 4 100            |              |                      |
| Bathrooms                |                  |             | 3 100            |              |                      |
| Frame                    |                  | 02          | WOOD FRAME 100   |              |                      |
| Stories                  |                  | 1.          | 1. 100           |              |                      |
| Units                    |                  |             | 0 100            |              |                      |
|                          |                  |             |                  |              |                      |
| Quality                  |                  | 05          | Quality Level 05 |              |                      |
| 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                      | 2,118            | 100         | 1998             | 2,118        | 98,637               |
| DCK                      | 200              | 15          | 2026             | 30           | 1,397                |
| UOP                      | 288              | 25          | 2026             | 72           | 3,353                |
|                          |                  |             |                  |              |                      |
| TOTALS                   | 2,606            |             |                  | 2,220        | 103,388              |

| MARKET ADJUSTMENTS                                      |     |           |             |                |                |          |      |      |      |   |           |                |
|---------------------------------------------------------|-----|-----------|-------------|----------------|----------------|----------|------|------|------|---|-----------|----------------|
| TYPE                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB      | EYB  | ECON | FNCT |   | NORM      | % COND         |
| 0800                                                    | 02  | 2,220     | 147.8400    | 133.06         | 295,393        | 1998     | 1998 |      | 0    | 0 | 65.00     | 35.00          |
| 1 M/H 94+ 100% - 1997 Heated Area: 2118 HX Base Yr 1997 |     |           |             |                |                |          |      |      |      |   |           |                |
|                                                         |     |           |             |                |                |          |      |      |      |   |           |                |
| 67127 COONERVILLE RD, YULEE                             |     |           |             |                |                |          |      |      |      |   |           |                |
|                                                         |     |           |             |                |                | BLD DATE |      |      |      |   | LGL DATE  | 05/08/2026 MLU |
|                                                         |     |           |             |                |                | XF DATE  |      |      |      |   | LAND DATE |                |
|                                                         |     |           |             |                |                | INC DATE |      |      |      |   | AG DATE   |                |

| NASSAU COUNTY PROPERTY    |  |  |           |  |          | PAGE 1 of 3 |        | 4 |
|---------------------------|--|--|-----------|--|----------|-------------|--------|---|
| VALUATION SUMMARY         |  |  |           |  |          |             |        |   |
| VALUATION BY              |  |  |           |  | STANDARD |             |        |   |
| Tax Group: 4              |  |  | Tax Dist: |  |          |             |        |   |
| BUILDING MARKET VALUE     |  |  |           |  | 169,567  |             |        |   |
| TOTAL MARKET OB/XF VALUE  |  |  |           |  | 9,079    |             |        |   |
| TOTAL LAND VALUE - MARKET |  |  |           |  | 94,000   |             |        |   |
| TOTAL MARKET VALUE        |  |  |           |  | 272,646  |             |        |   |
| SOH/AGL Deduction         |  |  |           |  | 108,585  |             |        |   |
| ASSESSED VALUE            |  |  |           |  | 164,061  |             |        |   |
| TOTAL EXEMPTION VALUE     |  |  |           |  | HX HB    |             | 51,411 |   |
| BASE TAXABLE VALUE        |  |  |           |  | 112,650  |             |        |   |
| TOTAL JUST VALUE          |  |  |           |  | 272,646  |             |        |   |
| NCON VALUE                |  |  |           |  | 0        |             |        |   |
| INCOME VALUE              |  |  |           |  |          |             |        |   |
| PREVIOUS YEAR MKT VALUE   |  |  |           |  | 283,920  |             |        |   |
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COONER JOHN DARREN L/E/  
67127 COONERVILLE RD  
YULEE, FL 32097

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