

LOT 3
WINGATE LANDING PB 5/298
ESMT IN OR 2702/586

JOHNSON ROBERT & SANDRA J L/E/
67134 COONERVILLE ROAD
YULEE, FL 32097

2026

05-3N-26-2340-0003-0000



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	PAGE 1 of 2 4														
Exterior Wall	05	AVERAGE 100	0800	02	1,242	123.2000	110.88	137,713	1997	1997	0	0	0	70.00	30.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 0% - 0													Heated Area: 1242 HX Base Yr													
Roof Cover	12	MODULAR MT 100	46 27 BAS 1997 46 27														VALUATION SUMMARY												
Interior Wall	05	DRYWALL 100															Tax Group: 4 Tax Dist:												
Interior Floo	14	CARPET 80															BUILDING MARKET VALUE 62,091												
Interior Floo	08	SHT VINYL 20															TOTAL MARKET OB/XF VALUE 5,100												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 132,250												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 199,441												
Bedrooms	3	100															SOH/AGL Deduction 31,155												
Bathrooms	2	100															ASSESSED VALUE 168,286												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE 0												
Stories	1.	1. 100															BASE TAXABLE VALUE 168,286												
Units	0	100	TOTAL JUST VALUE 199,441																										
Quality 03 Quality Level 03			NCON VALUE 0																										
DOR CODE 0200 MOBILE HOME			INCOME VALUE																										
MAP NUM MKT AREA 05			PREVIOUS YEAR MKT VALUE 179,816																										
NEIGHBORHOOD/LOC 5001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,242	100	1997	1,242	41,314																								
TOTALS 1,242 1,242 41,314																													
EXTRA FEATURES						67072 COONERVILLE RD, 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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1992	1992	3	20	864													
2	0680	POLE SHED	0	0	26	20	520.00	SF	10.00	10.00	100	1992	1992	3	20	1,040													
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1983	1983	3	20	192													
4	1242	WD DECK A	0	0	8	14	112.00	SF	10.00	10.00	100	1997	1997	3	20	224													
6	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100	2000	2000	3	20	1,040													
7	0940	SHEDS/PORT	0	0	8	20	160.00	SF	30.00	30.00	100	2000	2000	3	20	960													
8	0680	POLE SHED	0	0	15	20	300.00	SF	10.00	10.00	100	2000	2000	3	26	780													
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	0	0005	OR	0.00	0.00	5.29	AC		1.00	1.00	1.00	25,000.00	25,000.00	132,250												
REVIEW DATE 01/01/2023 BY CD Total Acres: 5.29 Total Land Value: 132,250 Market: 0 Agricultural: 0 Common: 132,250 PRINTED 07/09/2026 BY SYS																													

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