

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

05-3N-26-2340-0004-0000

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	FNC	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		05	AVERAGE 50		0820	02	2,196	128.0400	108.83	238,991	1966	1966	0	0	70.00	30.00	VALUATION BY		STANDARD										
Exterior Wall		25	MOD METAL 50		1 M/H 93- 100% - 0 Heated Area: 1968 HX Base Yr 1991												Tax Group: 4		Tax Dist:										
Roof Structur		03	GABLE/HIP 100														BUILDING MARKET VALUE		71,697										
Roof Cover		01	MINIMUM 100														TOTAL MARKET OB/XF VALUE		3,664										
Interior Wall		04	PLYWOOD 100														TOTAL LAND VALUE - MARKET		170,450										
Interior Floo		14	CARPET 80														TOTAL MARKET VALUE		245,811										
Interior Floo		08	SHT VINYL 20														SOH/AGL Deduction		206,200										
Air Condition		03	CENTRAL 100														ASSESSED VALUE		39,611										
Heating Type		04	AIR DUCTED 100														TOTAL EXEMPTION VALUE		HX HB		25,000								
Bedrooms			3 100														BASE TAXABLE VALUE		14,611										
Bathrooms			2 100														TOTAL JUST VALUE		245,811										
Frame		02	WOOD FRAME 100														NCON VALUE		0										
Stories		1.	1. 100		INCOME VALUE																								
Units			0 100		PREVIOUS YEAR MKT VALUE		206,444																						
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	672	100	1993	672	21,940																								
BAS	656	100	1995	656	21,418																								
BAS	640	100	2011	640	20,895																								
UCP	640	20	2011	128	4,179																								
USP	200	50	1993	100	3,265																								
TOTALS		2,808			2,196	71,697																							
EXTRA FEATURES					67134 COONERVILLE RD, YULEE										BLD DATE						LGL DATE		05/08/2026 MLU						
															XF DATE						LAND DATE								
															INC DATE						AG DATE								
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			0 100	8 12	96.00		SF	30.00	30.00	100	1990	1990	3	20	576												
2	1242	WD DECK A			0 100	3 6	18.00		SF	10.00	10.00	100	1992	1992	3	20	36												
3	0350	CARPORT WD			0 100	26 43	1,118.00		SF	13.00	13.00	100	2005	2005	3	21	3,052												
LAND DESCRIPTION																				TOTAL OB/XF 3,664									
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	4.87	AC		1.00	1.00	1.00	35,000.00	35,000.00	170,450										