

SHEPARD GEORGEANNA C
96002 CORAL REEF RD
YULEE, FL 32097

37-3N-28-0740-0099-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT										CD										4									
Exterior Wall										05 AVERAGE 90										0100 01 1,789 108.3000 113.72 203,445 2006 2006 0 0 0 9.75 90.25									
Exterior Wall										20 FACE BRICK 10										1 SINGLE FAM 0% - 2026 Heated Area: 1495 HX Base Yr									
Roof Structure										03 GABLE/HIP 100																			
Roof Cover										03 COMP SHNGL 100																			
Interior Wall										05 DRYWALL 100																			
Interior Floor										14 CARPET 70																			
Interior Floor										08 SHT VINYL 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. 100																			
Units										0 100																			
Occupancy										00 NONE 100																			
Quality										03 Quality Level 03																			
DOR CODE										0100 SINGLE FAMILY																			
MAP NUM										MKT AREA										04									
NEIGHBORHOOD/LOC										4038.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										1,495 100 2006 1,495 153,435																			
FGR										437 55 2006 240 24,632																			
FOP										29 30 2006 9 923																			
USP										150 30 2019 45 4,618																			
TOTALS										2,111 1,789 183,609																			
EXTRA FEATURES										96002 CORAL REEF 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																			
BLD DATE										LGL DATE										05/13/2025 MLU									
XF DATE										LAND DATE																			
INC DATE										AG DATE																			
BUILDING NOTES																													
BUILDING DIMENSIONS																													
FGR=[YR=2006] N23BAS=[YR=2006] N47 USP=[YR=2019] N10 W15 S10 E15\$ W15 N4 W15 S54 E6 FOP=[YR=2006] S4 E5 N3 R2 U2 U2 L2 L3 D3 W2\$E2 U3 R3 R2 D2 R2 U2 E5 N2 E4 S2 E6\$W6 N2 W4 S2 W5 D4 L4 S19 E19\$.																													
LAND DESCRIPTION										TOTAL OB/XF										0									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										01/01/2023										BY CD									
Total Acres: 0.00										Total Land Value: 65,000										Market: 0									
Agricultural: 0										Common: 65,000										PRINTED 07/09/2026 BY SYS									