

MYERS & MYERS MANAGEMENT LLC
5455 LA SIERRA DR APT 714
DALLAS, TX 75231

37-3N-28-0740-0115-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

05 AVERAGE 100

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

14 CARPET 70

Interior Floo

08 SHT VINYL 30

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

02 WOOD FRAME 100

Stories

1. 1. 100

Units

0 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4038.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,526

100

2007

1,526

159,806

FGR

385

55

2007

212

22,201

FOP

20

30

2007

6

629

FOP

100

30

2007

30

3,142

TOTALS

2,031

1,774

185,776

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100011,774109.0000114.45203,03420072007008.5091.50

Heated Area: 1526HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE185,776

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE250,776

SOH/AGL Deduction0

ASSESSED VALUE250,776

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE250,776

TOTAL JUST VALUE250,776

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE256,694

PERMIT NUMDESCRIPTIONAMTISSUED

M12444H/AC002/01/2007

C19300CO ISSUED001/01/2007

E18668NEW CONSTR2,00001/01/2007

R10010REPAIR/RRF5,00001/01/2007

B19300NEW CONSTR134,00001/01/2007

P12019NEW CONSTR001/01/2007

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

2015/121311/20/2015SWUUI12106,500

GRANTOR: WG2 MORTGAGE TRUST V1

GRANTEE: MYERS & MYERS MANAG

2001/18929/09/2015CTUUI18100

GRANTOR: CLERK OF COURT

GRANTEE: US BANK NATL ASSOC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 S4 FOP=[YR=2007] W10S10 E10N10\$ S10W14S39
FGR=[YR=2007] S19 E19N22 W6S2W6S1W7\$ E7N1E6N2E6 S19 E11N20
FOP=[YR=2007] N4W5S4E5\$ W5N4E5N45\$.

EXTRA FEATURES

96092 CORAL REEF RD, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/13/2025MLU

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES0PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS