

JOHNSON KAREN
96244 CORAL REEF ROAD
YULEE, FL 32097

37-3N-28-0740-0141-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
Exterior Wall		05	AVERAGE 100							0100	01	1,619	111.1800	116.74	189,002	2005	2005		0	0	9.75	90.25	4						
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 2006														Heated Area: 1380		HX Base Yr 2006			
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			3 100																										
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 AREA				04																						
NEIGHBORHOOD/LOC		4038.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,380	100	2005	1,380	145,394																								
FGR	403	55	2005	222	23,389																								
FOP	57	30	2005	17	1,791																								
TOTALS		1,840			1,619	170,574																							
EXTRA FEATURES										96244 CORAL REEF RD, YULEE										BLD DATE 03/19/2010		KK		LGL DATE		05/13/2025		MLU	
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													