

LOT 2
IN OR 1790/1018
CREEKSIDE #1 PB 6/320

MENSO GARY F & PAMALA S
97042 COOPERS WAY
YULEE, FL 32097

2026

51-3N-27-0261-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4036.00
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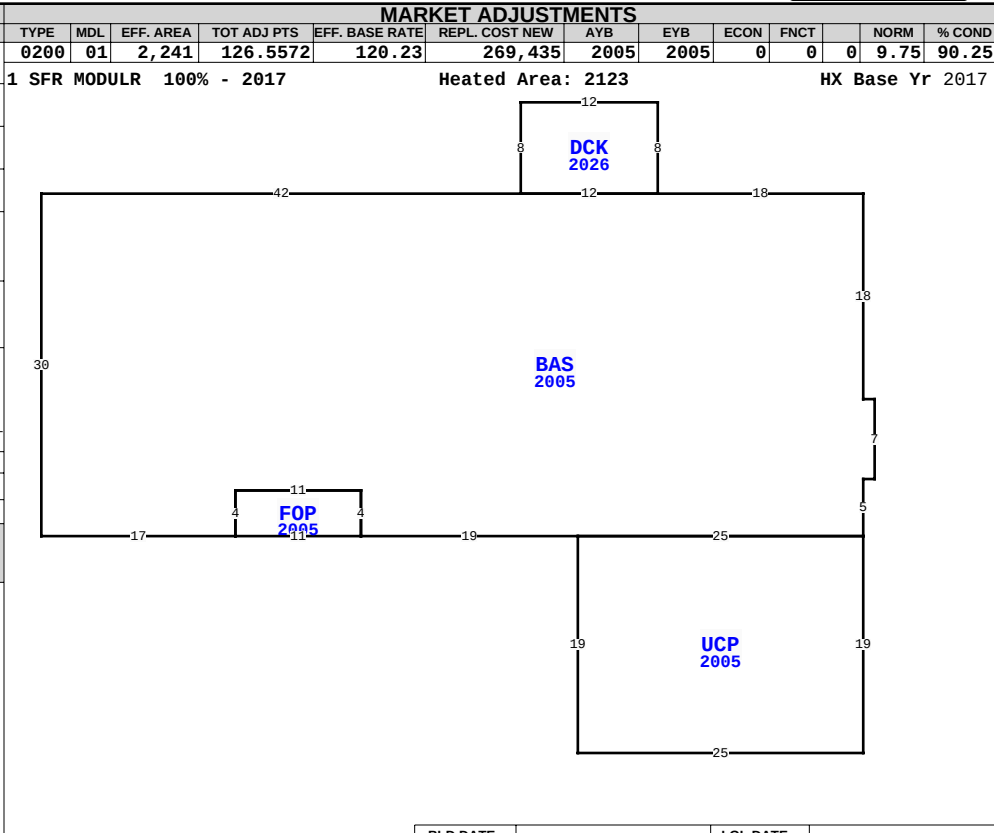
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,123	100	2005	2,123	230,361
DCK	96	10	2026	10	1,085
FOP	44	30	2005	13	1,411
UCP	475	20	2005	95	10,308
TOTALS	2,738			2,241	243,165

EXTRA FEATURES					
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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
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2005	2005	3	87	3,045

LAND DESCRIPTION															
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
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00

REVIEW DATE	01/01/2023	BY	CD
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97042 COOPERS WAY, YULEE	BLD DATE	LGL DATE	04/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				261,081	
TOTAL MARKET OB/XF VALUE				3,045	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				329,126	
SOH/AGL Deduction				138,616	
ASSESSED VALUE				190,510	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				139,099	
TOTAL JUST VALUE				329,126	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				309,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008265	GARAGE	40,152	01/01/2018
17008049	XFOB	14,143	12/14/2017
E14438	ELEC OTHER	0	02/01/2005
M09254	MECH OTHER	0	02/01/2005
P09040	OTHER	0	02/01/2005
B0414117	FOUNDATION	9,000	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1790/1018	4/26/2012	WD	Q	I	02	150,000
GRANTOR: BLANCHETTE DAVID A &						
GRANTEE: MENSO GARY F & PAME						
1254/1866	8/25/2004	TD	Q	V		39,000
GRANTOR: MORRIS W A TRUSTEE						
GRANTEE: BLANCHETTE DAVID &						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2005;ORIG=0,0] W18 W12 W42 S30 E17 N4 E11 S4 E19 E25 N5 E1 N7 W1 N18 \$															
UCP=[YR=2005;ORIG=-25,30] S19 E25 N19 W25 \$															
FOP=[YR=2005;ORIG=-55,30] E11 N4 W11 S4 \$															
DCK=[YR=2026;ORIG=-30,-8] E12 S8 W12 N8 \$															

TOTAL OB/XF															
3,045															
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
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00

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BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		25	MOD METAL 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		07	NONE 100		
Interior Floor		03	CONC FINSH 100		
Air Condition		01	NONE 100		
Heating Type		01	NONE 100		
Bedrooms			0 100		
Bathrooms			0 100		
Frame		05	STEEL 100		
Stories		0	0 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4036.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2019	840	17,916
TOTALS	840			840	17,916

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
6500	01	840	58.1900	22.69	19,060	2019	2019	0	0	0	94.00
2 GARAGE RES		100% - 2017		Heated Area: 840				HX Base Yr 2017			
24 35 35 24 BAS 2019											