

THERRIAULT TROY
97102 COOPERS WAY
YULEE, FL 32097

51-3N-27-0261-0005-0000

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	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	30	VINYL 90								0200	01	2,244	113.5134	107.84	241,993	2003	2003	0	0	10.75	89.25	VALUATION BY STANDARD									
Exterior Wall	31	HARDIE BRD 10								1 SFR MODULR 100% - 2018 Heated Area: 1808 HX Base Yr 2018													Tax Group: 4 Tax Dist:								
Roof Structur	03	GABLE/HIP 100																					BUILDING MARKET VALUE 229,745								
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE 0								
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET 130,000								
Interior Floo	14	CARPET 80																					TOTAL MARKET VALUE 359,745								
Interior Floo	08	SHT VINYL 20																					SOH/AGL Deduction 153,505								
Air Condition	03	CENTRAL 100																					ASSESSED VALUE 206,240								
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE HX HB 51,411								
Bedrooms		3 100																					BASE TAXABLE VALUE 154,829								
Bathrooms		2 100																					TOTAL JUST VALUE 359,745								
Frame	02	WOOD FRAME 100																					NCON VALUE 0								
Stories	1.	1. 100																					INCOME VALUE								
Units		0 100																					PREVIOUS YEAR MKT VALUE 338,419								
Occupancy	00	NONE 100																													
Quality		05 Quality Level 05																													
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	1,608	100	2003	1,608	154,766																										
FGR	656	55	2004	361	34,745																										
FOP	198	30	2003	59	5,679																										
FOP	44	30	2004	13	1,251																										
FUS	200	100	2009	200	19,249																										
STP	28	10	2003	3	289																										
TOTALS		2,734				2,244		215,979																							
EXTRA FEATURES										97102 COOPERS WAY, 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														
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	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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000														
2	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000														
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