LOT 7
IN OR 1423/1547
CREEKSIDE #1 PB 6/320

GRIMM RUSSELL A/KUTZLER ARLENE L
97126 COOPERS WAY
YULEE, FL 32097

2026

51-3N-27-0261-0007-0000

BUILDING CHARACTERISTICS

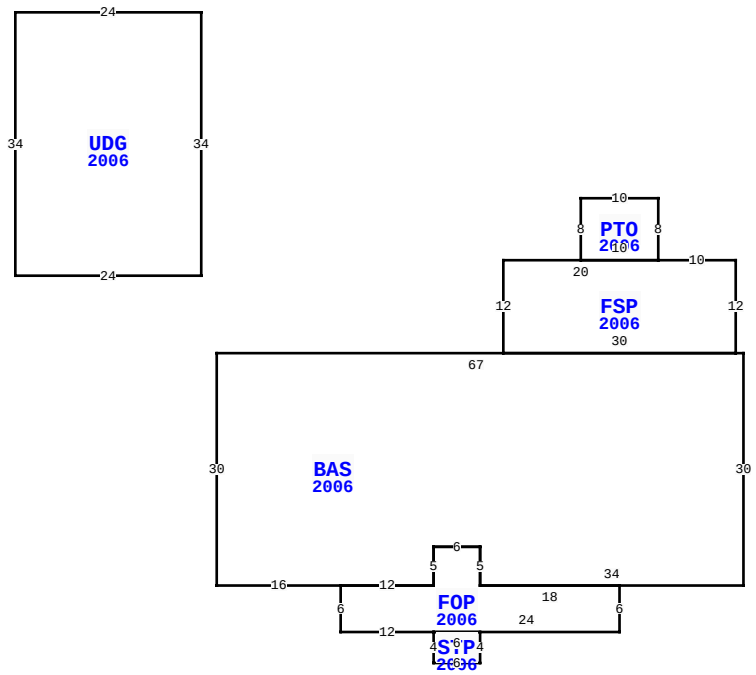
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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
NEIGHBORHOOD/LOC	4036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2006	2,010	195,066
FOP	246	30	2006	74	7,182
FSP	360	40	2006	144	13,975
PTO	80	5	2006	4	388
STP	24	10	2006	2	194
UDG	816	55	2006	449	43,575
TOTALS	3,536			2,683	260,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,683	112.5696	106.94	286,920	2006	2006	0	0	0	9.25	90.75

1 SFR MODULR 100% - 2007 Heated Area: 2010 HX Base Yr 2007



97126 COOPERS WAY, YULEE

BLD DATE	02/15/2007 JM	LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,380
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		328,460
SOH/AGL Deduction		149,084
ASSESSED VALUE		179,376
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,965
TOTAL JUST VALUE		328,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17042	ELEC OTHER	0	03/01/2006
M11315	MECH OTHER	0	03/01/2006
P10923	OTHER	0	03/01/2006
C16422	CO ISSUED	0	02/01/2006
R08951	REPAIR/RRF	1,000	02/01/2006
B16422	NEW CONSTR	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1423/1547	6/28/2006	WD	Q	V	06	30,000
GRANTOR: GRIMM RUSSELL						
GRANTEE: GRIMM RUSSELL A & A						
1238/0037	6/15/2004	WD	Q	V		32,000
GRANTOR: PARKER LORAINE L						
GRANTEE: GRIMM RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W1 W67 S30 E16 E12 N5 E6 S5 E34 N30 $
UDG=[YR=2006;ORIG=-94,-44] E24 S34 W24 N34 $
FSP=[YR=2006;ORIG=-1,0] N12 W10 W20 S12 E30 $
FOP=[YR=2006;ORIG=-52,30] S6 E12 E24 N6 W18 N5 W6 S5 W12 $
PTO=[YR=2006;ORIG=-11,-12] N8 W10 S8 E10 $
STP=[YR=2006;ORIG=-40,36] S4 E6 N4 W6 $
.

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

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