LOT 9
CREEKSIDE #1 PB 6/320

SMITH BRIAN & KRISTEN
97164 COOPERS WAY
YULEE, FL 32097

2026

51-3N-27-0261-0009-0000

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	13	LVT/LAMNT 100
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	02	Quality Level 02

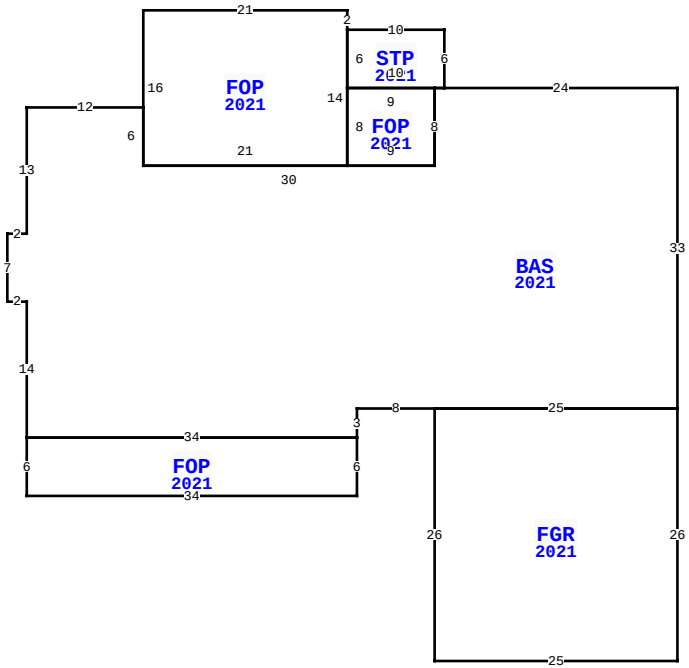
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4036.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100	2021	2,063	280,789
FGR	650	55	2021	358	48,726
FOP	72	30	2021	22	2,994
FOP	204	30	2021	61	8,303
FOP	336	30	2021	101	13,747
STP	60	10	2021	6	817
TOTALS	3,385			2,611	355,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,611	99.4080	138.18	360,788	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2063 HX Base Yr 2023



97164 COOPERS WAY, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		355,376
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		420,376
SOH/AGL Deduction		54,415
ASSESSED VALUE		365,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		314,550
TOTAL JUST VALUE		420,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017470	CO ISSUED	0	12/17/2021
20010507	NEW CONSTR	300,262	10/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/0484	1/09/2020	WD	Q	V	01	50,000
GRANTOR: EDWEENAS CREEKSIDE LA						
GRANTEE: SMITH BRIAN & KRIST						
1801/0833	5/02/2012	WD	U	V	11	100
GRANTOR: EDWEENA LLC						
GRANTEE: MORRIS W A TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 STP=[YR=2021] N6 W10 FOP=[YR=2021] N2 W21 S16 E21 FOP=[YR=2021] E9 N8 W9 S8$ N14$ S6 E10$ W1 S8 W30 N6 W12 S13 W2 S7 E2 S14 FOP=[YR=2021] S6 E34 N6 W34$ E34 N3 E8 FGR=[YR=2021] S26 E25 N26 W25$ E25 N33$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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