LOT 12
CREEKSIDE #1 PB 6/320

BOOD TERRI WATSON & ROBERT FRANCIS
97079 COOPERS WAY
YULEE, FL 32097

2026

51-3N-27-0261-0012-0000

BUILDING CHARACTERISTICS

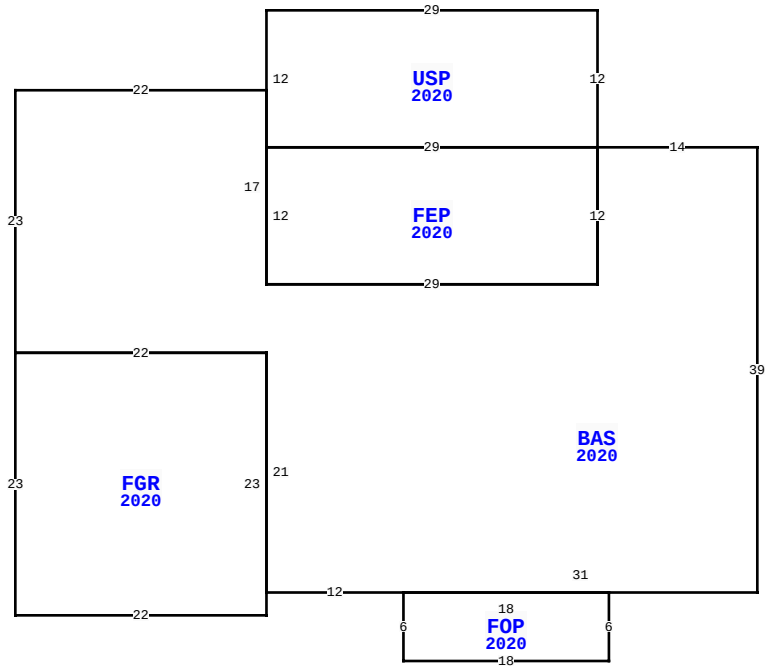
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,835	100	2020	1,835	265,087
FEP	348	80	2020	278	40,160
FGR	506	55	2020	278	40,160
FOP	108	30	2020	32	4,623
USP	348	30	2020	104	15,024
TOTALS	3,145			2,527	365,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,527	107.9808	150.09	379,277	2020	2020	0	0	0	3.75	96.25

1 SNGL FAM 100% - 2023 Heated Area: 1835 HX Base Yr



97079 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,054
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		430,054
SOH/AGL Deduction		5,344
ASSESSED VALUE		424,710
TOTAL EXEMPTION VALUE	13	424,710
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		430,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007386	28.5 GLASS TO FOP		06/08/2023
20006856	CO ISSUED	0	08/04/2020
19000364	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/1100	10/20/2022	SW	Q	I	01	548,700
GRANTOR: DLRD SERVICES LLC						
GRANTEE: BOOD TERRI WATSON &						
2230/0428	9/28/2018	WD	Q	V	01	40,000
GRANTOR: CREEKSIDE LAND TRUST						
GRANTEE: DLRD SERVICES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W14 S12 W29 N17 W22 S23 E22 S21 E12 E31 N39 $
FGR=[YR=2020;ORIG=-65,18] S23 E22 N23 W22 $
USP=[YR=2020;ORIG=-14,0] N12 W29 S12 E29 $
FEP=[YR=2020;ORIG=-14,0] W29 S12 E29 N12 $
FOP=[YR=2020;ORIG=-31,39] S6 E18 N6 W18 $
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EXTRA FEATURES

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							

REVIEW DATE 11/30/2023 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS