

IN OR 2462/1648  
EX 3-67

BRUCE JAMES E & MARY REV TRUST/BRUCE JAMES E TRUST  
86190 MACAW RD  
YULEE, FL 32097

2023

04-2N-27-0000-0003-0200



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 13 | LVT/LAMNT 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4053.00 |                  |

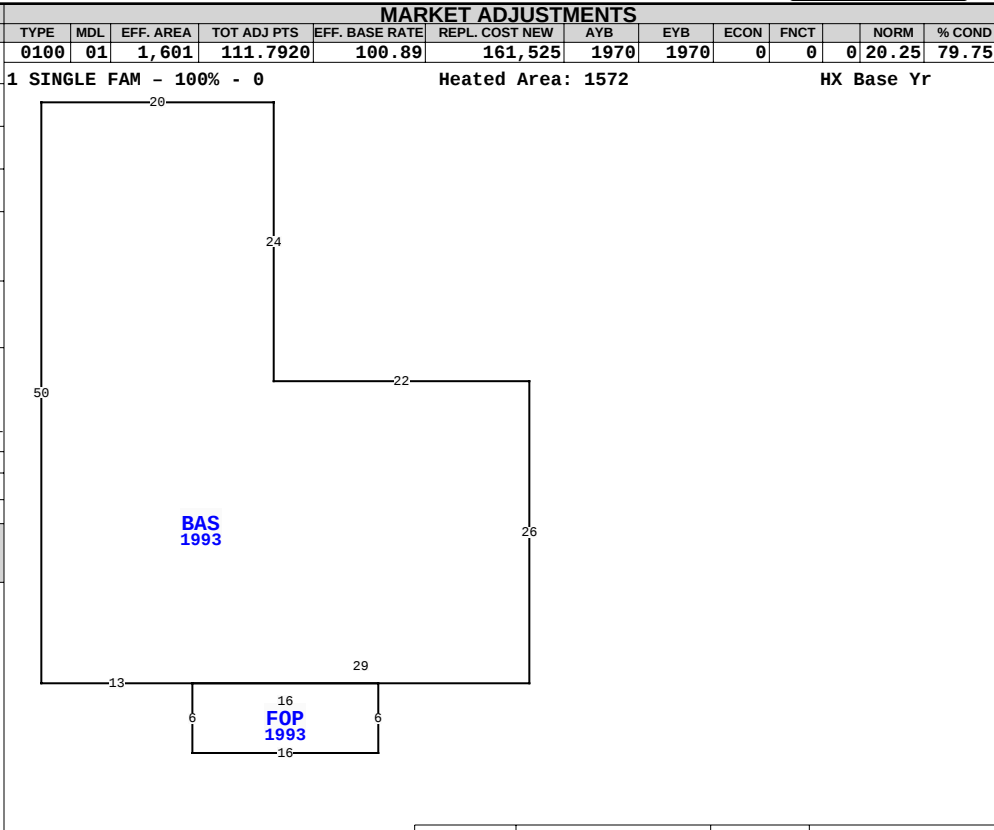
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,572            | 100         | 1,572        | 126,483              |
| FOP       | 96               | 30          | 29           | 2,333                |
| TOTALS    | 1,668            |             | 1,601        | 128,816              |

| 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 |
|-----|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 4   | 0351       | CARPORT MT  | 0 100   | 20 | 18 | 360.00 | SF | 5.60  | 5.60           | 100       | 2004    | 2004        | 3 | 24     | 484             |       |
| 5   | 0351       | CARPORT MT  | 0 100   | 20 | 20 | 400.00 | SF | 8.50  | 8.50           | 100       | 2006    | 2006        | 3 | 31     | 1,054           |       |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000115   | C   | SFR ACRES            | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |

REVIEW DATE 12/28/2019 BY NWA



86190 MACAW RD, YULEE

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |  |  |
|-------------|--|--|
| 1,538       |  |  |

Total Acres: 3.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000

| NASSAU COUNTY PROPERTY                                        |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 | 4 |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-------------|---|
| VALUATION SUMMARY                                             |  |  |  |  |  |  |  |  |  | STANDARD    |   |
| VALUATION BY                                                  |  |  |  |  |  |  |  |  |  | STANDARD    |   |
| Tax Group: 4                                                  |  |  |  |  |  |  |  |  |  | Tax Dist:   |   |
| BUILDING MARKET VALUE                                         |  |  |  |  |  |  |  |  |  | 128,816     |   |
| TOTAL MARKET OB/XF VALUE                                      |  |  |  |  |  |  |  |  |  | 1,538       |   |
| TOTAL LAND VALUE - MARKET                                     |  |  |  |  |  |  |  |  |  | 240,000     |   |
| TOTAL MARKET VALUE                                            |  |  |  |  |  |  |  |  |  | 370,354     |   |
| SOH/AGL Deduction                                             |  |  |  |  |  |  |  |  |  | 256,772     |   |
| ASSESSED VALUE                                                |  |  |  |  |  |  |  |  |  | 113,582     |   |
| TOTAL EXEMPTION VALUE                                         |  |  |  |  |  |  |  |  |  | 55,000      |   |
| BASE TAXABLE VALUE                                            |  |  |  |  |  |  |  |  |  | 58,582      |   |
| TOTAL JUST VALUE                                              |  |  |  |  |  |  |  |  |  | 370,354     |   |
| NCON VALUE                                                    |  |  |  |  |  |  |  |  |  | 0           |   |
| INCOME VALUE                                                  |  |  |  |  |  |  |  |  |  |             |   |
| PREVIOUS YEAR MKT VALUE                                       |  |  |  |  |  |  |  |  |  | 273,636     |   |
| PERMIT NUM                                                    |  |  |  |  |  |  |  |  |  | ISSUED      |   |
| P12627                                                        |  |  |  |  |  |  |  |  |  | 08/01/2007  |   |
| E19439                                                        |  |  |  |  |  |  |  |  |  | 06/01/2007  |   |
| M13023                                                        |  |  |  |  |  |  |  |  |  | 06/01/2007  |   |
| R981443                                                       |  |  |  |  |  |  |  |  |  | 12/01/1998  |   |
| R981443                                                       |  |  |  |  |  |  |  |  |  | 12/01/1998  |   |
| 96-1454                                                       |  |  |  |  |  |  |  |  |  | 08/01/1996  |   |
| SALES DATA                                                    |  |  |  |  |  |  |  |  |  |             |   |
| OFF RECORD Number                                             |  |  |  |  |  |  |  |  |  | DATE        |   |
| 2462/1648                                                     |  |  |  |  |  |  |  |  |  | 5/19/2021   |   |
|                                                               |  |  |  |  |  |  |  |  |  | TYPE INST   |   |
|                                                               |  |  |  |  |  |  |  |  |  | Q U         |   |
|                                                               |  |  |  |  |  |  |  |  |  | V I         |   |
|                                                               |  |  |  |  |  |  |  |  |  | RSN CD      |   |
|                                                               |  |  |  |  |  |  |  |  |  | 11          |   |
|                                                               |  |  |  |  |  |  |  |  |  | SALE PRICE  |   |
|                                                               |  |  |  |  |  |  |  |  |  | 100         |   |
| GRANTOR: BRUCE JAMES E & MARY                                 |  |  |  |  |  |  |  |  |  |             |   |
| GRANTEE: BRUCE JAMES E & MARY                                 |  |  |  |  |  |  |  |  |  |             |   |
| 0344/0516                                                     |  |  |  |  |  |  |  |  |  | 9/01/1981   |   |
|                                                               |  |  |  |  |  |  |  |  |  | WD Q I      |   |
|                                                               |  |  |  |  |  |  |  |  |  | 42,000      |   |
| GRANTOR:                                                      |  |  |  |  |  |  |  |  |  |             |   |
| GRANTEE:                                                      |  |  |  |  |  |  |  |  |  |             |   |
| BUILDING NOTES                                                |  |  |  |  |  |  |  |  |  |             |   |
| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |             |   |
| BAS=[YR=1993] W22 N24 W20 S50 E13 FOP=[YR=1993] S6 E16 N6 W16 |  |  |  |  |  |  |  |  |  |             |   |
| \$ E29 N26 \$ .                                               |  |  |  |  |  |  |  |  |  |             |   |

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