PT SW1/4 OF SW1/4 OF FRAC SEC
4-2N-27E & PT SE1/4 OF SE1/4
OF FRAC SEC 5-2N-27E PAR 3-31

CONNER SHERRY ELAINE
86021 MACAW ROAD
YULEE, FL 32097

2023

04-2N-27-0000-0003-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

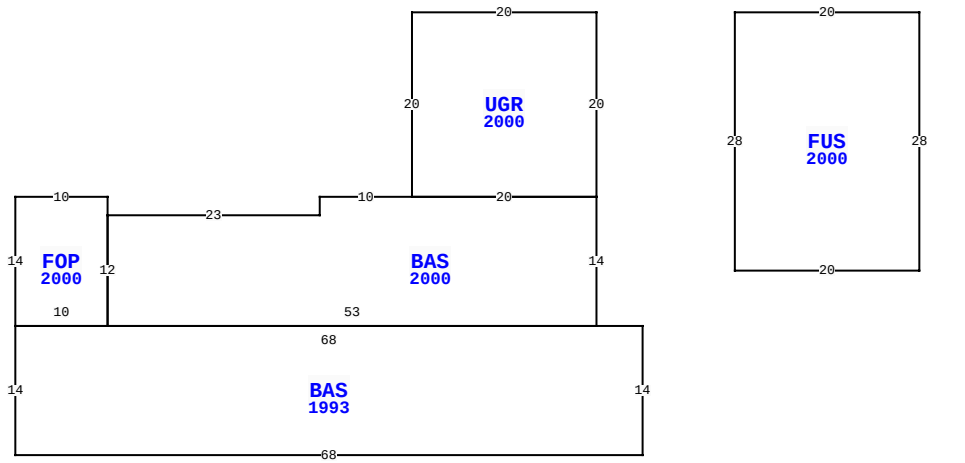
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	952	100	952	45,856
BAS	696	100	696	33,525
FOP	140	30	42	2,023
FUS	560	100	560	26,974
UGR	400	45	180	8,670
TOTALS	2,748		2,430	117,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	2,430	99.2740	54.60	132,678	1988	1998	0	0	0	11.78	88.22

1 MH/SFR – 100% - 2004 Heated Area: 2208 HX Base Yr 2004



86021 MACAW RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		117,049
TOTAL MARKET OB/XF VALUE		12,804
TOTAL LAND VALUE - MARKET		231,212
TOTAL MARKET VALUE		361,065
SOH/AGL Deduction		226,503
ASSESSED VALUE		134,562
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,562
TOTAL JUST VALUE		361,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985411	ADDITION	50,890	09/01/1998
8483	MH MOVE-ON	11,000	03/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1109/1334	1/27/2003	PR	U	I	01	100
GRANTOR: JOHNSON WALTER ETAL P						
GRANTEE: CONNER SHERRY ELAIN						
0654/0984	4/13/1992	WD	U	I	01	100
GRANTOR: JOHNSON WALTER & S N						
GRANTEE: JOHNSON WLATER & S						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2000] W20 S20 BAS=[YR=2000] W10 S2 W23
FOP=[YR=2000] N2 W10 S14 BAS=[YR=1993] S14 E68 N14 W68 $
E10 N12 $ S12 E53 N14 W20 $ E20 N20 $ PTR= E15 FUS=[YR=2000]
E20 S28 W20 N28 $ W15$.

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	0812	CONCRETE C	0	100	0	0	3,413.00	SF	4.00	4.00	100	2006	2006	3	88	12,014	
3	1242	WD DECK A	0	100	0	0	184.00	SF	10.00	10.00	100	1993	1993	3	20	368	
4	1242	WD DECK A	0	100	0	0	211.00	SF	10.00	10.00	100	1989	1989	3	20	422	

LAND DESCRIPTION

TOTAL OB/XF 12,804

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	009400	C	RIGHTOFWAY	0			0.00	0.00	0.12	AC		1.00	1.00	1.00	100.00	100.00	12							
3	000715	C	MISC RES AC	100			0.00	0.00	1.89	AC		1.00	1.00	1.00	80,000.00	80,000.00	151,200							

REVIEW DATE 12/28/2019 BY NWA Total Acres: 3.01 Total Land Value: 231,212 Market: 0 Agricultural: 0 Common: 231,212 PRINTED 08/02/2023 BY SYS