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 1-3

TAYLOR CAROL C
86113 MACAW RD
YULEE, FL 32097

**2023**

**05-2N-27-0000-0001-0030**

## 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 | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| Quality | 05 | Quality Level 05 |

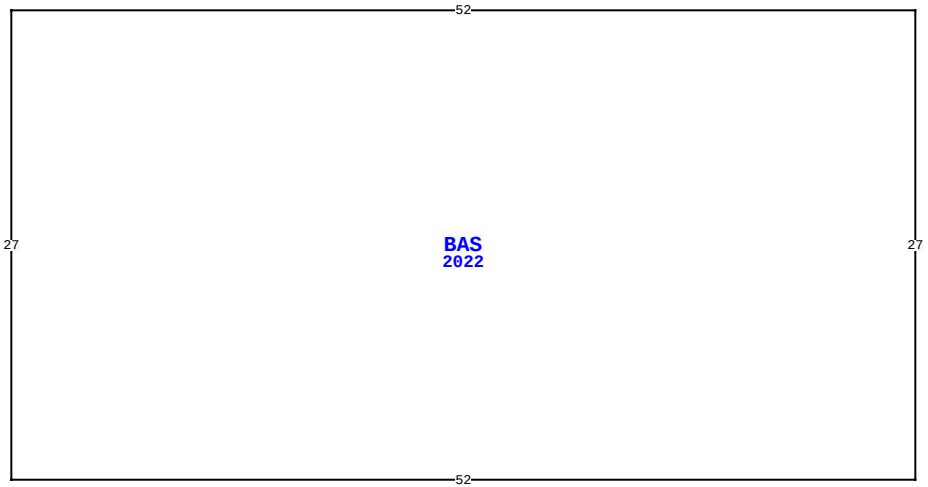
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,404 | 100 | 1,404 | 136,605 |
| TOTALS | 1,404 | | 1,404 | 136,605 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,404 | 140.4000 | 98.28 | 137,985 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

2 M/H 94+ – 100% - 0 Heated Area: 1404 HX Base Yr




86113 MACAW RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | | 136,605 |
| TOTAL MARKET OB/XF VALUE | | 24,966 |
| TOTAL LAND VALUE - MARKET | | 160,000 |
| TOTAL MARKET VALUE | | 321,571 |
| SOH/AGL Deduction | | 58,933 |
| ASSESSED VALUE | | 262,638 |
| TOTAL EXEMPTION VALUE | HX HB WX SL | 255,638 |
| BASE TAXABLE VALUE | | 7,000 |
| TOTAL JUST VALUE | | 321,571 |
| NCON VALUE | | 148,605 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 227,917 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22017780 | CO ISSUED | 0 | 12/02/2022 |
| 22014462 | MH MOVE-ON | 0 | 09/22/2022 |
| 22013739 | DEMOLITION | 7,500 | 09/09/2022 |
| B1529883 | PARKPAD | 0 | 01/01/2015 |
| MHU5325 | CO ISSUED | 0 | 05/16/2012 |
| MHU5325 | MH MOVE-ON | 0 | 02/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0324/0248 | 10/01/1980 | WD | Q | I | | 19,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0324/0245 | 10/01/1980 | WD | Q | I | | 6,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W52 S27 E52 N27$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 26 | 416.00 | SF | 30.00 | 30.00 | 100 | 1986 | 1986 | 3 | 20 | 2,496 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 4 | 36 | 144.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 328 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 24 | 20 | 480.00 | SF | 35.00 | 35.00 | 100 | 2000 | 2000 | 3 | 29 | 4,872 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 26 | 20 | 520.00 | SF | 8.19 | 8.19 | 100 | 2011 | 2011 | 3 | 55 | 2,342 | |
| 5 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2012 | 2012 | 3 | 100 | 6,000 | |
| 6 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2012 | 2012 | 3 | 100 | 6,000 | |
| 7 | 0351 | CARPORT MT | 0 | 100 | 20 | 12 | 240.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 90 | 2,160 | |
| 8 | 1243 | WD DECK F | 0 | 100 | 12 | 16 | 192.00 | SF | 8.00 | 8.00 | 100 | 2010 | 2010 | 3 | 50 | 768 | |

## LAND DESCRIPTION

TOTAL OB/XF 24,966

| 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 | 0006 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 160,000 | | | | | | | |

REVIEW DATE 11/18/2022 BY NW Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS