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'S 1 &

BALLARD J M & HELGA M
P O BOX 152
YULEE, FL 32041-0152

2023

05-2N-27-0000-0001-0050

BUILDING CHARACTERISTICS

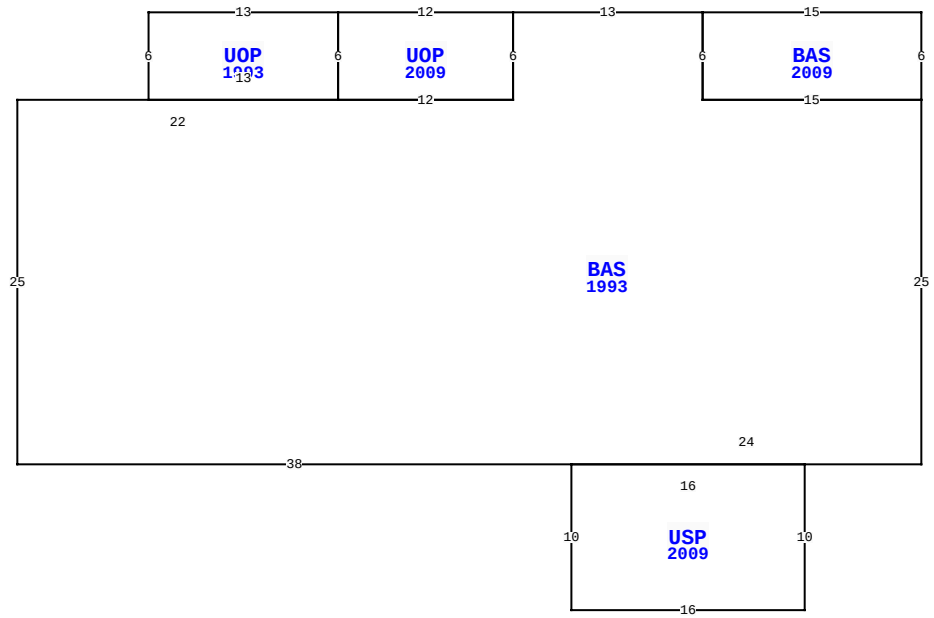
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	1,628	36,982
BAS	90	100	90	2,045
UOP	78	25	20	454
UOP	72	25	18	409
USP	160	50	80	1,817
TOTALS	2,028		1,836	41,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,836	116.5000	75.72	139,022	1973	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1718 HX Base Yr



86223 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		41,707
TOTAL MARKET OB/XF VALUE		23,421
TOTAL LAND VALUE - MARKET		400,435
TOTAL MARKET VALUE		465,563
SOH/AGL Deduction		328,622
ASSESSED VALUE		136,941
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,941
TOTAL JUST VALUE		465,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1648/0471	11/10/2009	TX	U	I	15	27,000
GRANTOR: TAX COLLECTOR						
GRANTEE: BALLARD JAMES M & H						
0209/0190	1/01/1975	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] N6 W15 S6 E15 $ BAS=[YR=1993] W15 N6 W13UOP=[YR=2009] W12 S6 E12 N6 $ S6 W12 UOP=[YR=1993] N6 W13 S6 E13$ W22 S25E38USP=[YR=2009] S10 E16 N10 W16 $ E24 N25 $.

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	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	1983	1983	3	20	288	
2	0511	GARAGE CB-	0	100	30	24	680.00	SF	40.00	40.00	100	1990	1990	3	62	16,864	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	20	2001	2001	3	20	1,200	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	29	2001	2001	3	29	1,740	
5	0910	SCRN RM L	0	100	12	12	144.00	SF	10.50	10.50	100	2006	2006	3	31	469	
6	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2006	2006	3	88	1,716	
7	0350	CARPORT WD	0	100	20	22	440.00	SF	13.00	13.00	100	1996	1996	3	20	1,144	

LAND DESCRIPTION

TOTAL OB/XF 23,421

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	5.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	400,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.87	AC		1.00	1.00	1.00	500.00	500.00	435							

REVIEW DATE 02/12/2018 BY SBX Total Acres: 5.87 Total Land Value: 400,435 Market: 0 Agricultural: 0 Common: 400,435 PRINTED 08/02/2023 BY SYS