

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 1-7

MIDAS PATRICK & TANIA
86317 MACAW RD
YULEE, FL 32097

2023

05-2N-27-0000-0001-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100	0820	02	1,409	124.0000	80.60	113,565	1987	1987	0	0	0	70.00	30.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2021													Heated Area: 1344										HX Base Yr 2021									
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	04	PLYWOOD 100																																	
Interior Floop	14	CARPET 100																																	
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	1,344	100	1,344	32,498																															
UST	118	55	65	1,572																															
TOTALS			1,462		1,409		34,070																												
EXTRA FEATURES										86317 MACAW RD, YULEE										BLD DATE 10/17/2011 KK LGL DATE															
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																			
1	1242	WD DECK A	0	100	13	8		104.00	SF	10.00	100	1985	1985	3	20	208																			
4	0681	POLE SHED	0	100	24	24		576.00	SF	15.00	100	1990	1990	3	20	1,728																			
5	0940	SHEDS/PORT	0	100	12	12		144.00	SF	30.00	100	1990	1990	3	20	864																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.74	AC		1.00	1.00	1.00	80,000.00	80,000.00	139,200																		
2	009630	C	SWAMP	0			0.00	0.00	0.75	AC		1.00	1.00	1.00	500.00	500.00	375																		
REVIEW DATE 10/04/2022 BY NWA Total Acres: 2.49 Total Land Value: 139,575 Market: 0 Agricultural: 0 Common: 139,575 PRINTED 08/02/2023 BY SYS																																			