PT SW1/4 OF SW1/4 OF FRAC SEC
5-2N-27E IN OR 2360/184

OLIVER SHADE H
76125 PARROT WAY
YULEE, FL 32097

2023

05-2N-27-0000-0002-0040

NASSAU COUNTY PROPERTY

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 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

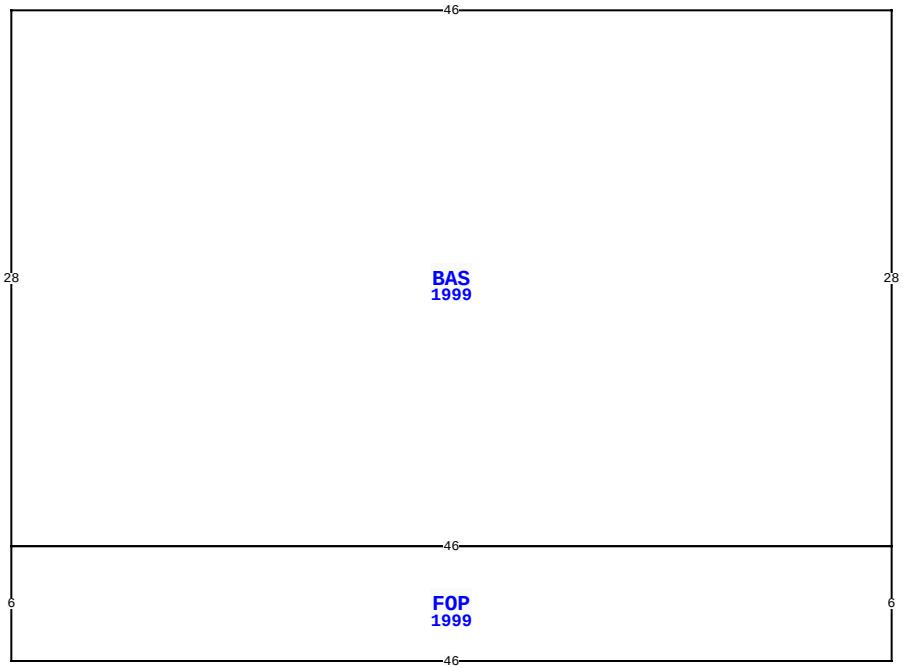
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	119,740
FOP	276	30	83	7,716
TOTALS	1,564		1,371	127,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,371	116.0640	104.75	143,612	1999	1999	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1288 HX Base Yr 2021



76125 PARROT WAY, 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		127,456
TOTAL MARKET OB/XF VALUE		13,365
TOTAL LAND VALUE - MARKET		89,600
TOTAL MARKET VALUE		230,421
SOH/AGL Deduction		71,770
ASSESSED VALUE		158,651
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,651
TOTAL JUST VALUE		230,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906046	NEW CONSTR	67,500	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2360/0184	5/08/2020	WD	Q	I	01	224,000
GRANTOR: MCKENDREE JOSHUA D						
GRANTEE: OLIVER SHADE H						
1800/1327	6/29/2012	WD	Q	I	02	126,500
GRANTOR: NORFLEET CHRISTOPHER						
GRANTEE: MCKENDREE JOSHUA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W46 S28 FOP=[YR=1999] S6 E46 N6 W46$ E46 N28$.

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	0510	GARAGE WD-	0	100	25	25	625.00	SF	23.45	23.45	100	2012	2012	3	71	10,406	
2	1242	WD DECK A	0	100	0	0	384.00	SF	10.00	10.00	100	2012	2012	3	60	2,304	
3	0810	CONCRETE A	0	100	0	0	126.00	SF	6.50	6.50	100	2000	2000	3	80	655	

LAND DESCRIPTION

TOTAL OB/XF 13,365

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	1.12	AC		1.00	1.00	1.00	80,000.00	80,000.00	89,600							

REVIEW DATE 02/13/2018 BY SBX Total Acres: 1.12 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 08/02/2023 BY SYS