PT OF SECS 10-2N-26E &
15-2N-26E & 16-2N-26E
IN OR 2288/1385

MCLAUGHLIN CLINTON & CHRISTINA D
65106 LOGAN RD
YULEE, FL 32097

**2023**

**16-2N-26-0000-0001-0010**

## BUILDING CHARACTERISTICS

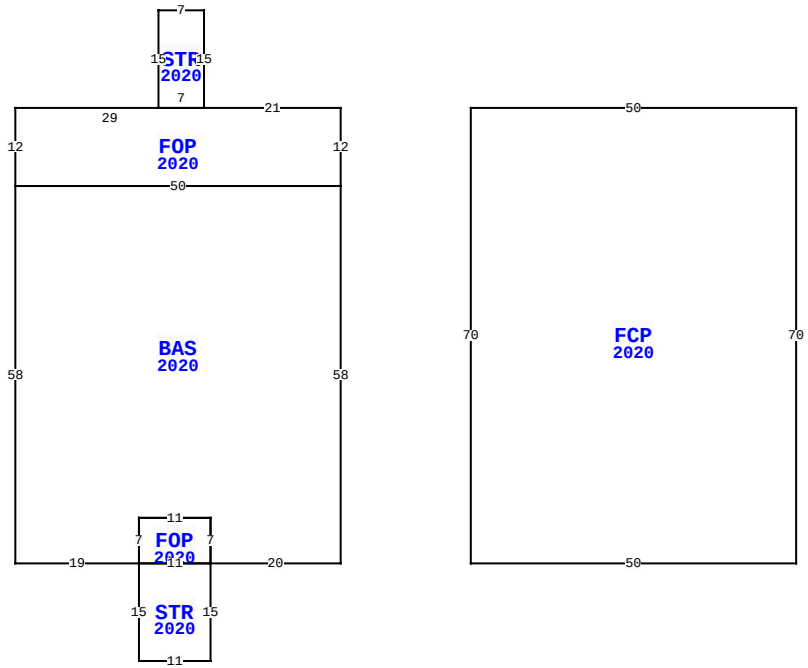
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,823 | 100 | 2,823 | 370,773 |
| FCP | 3,500 | 25 | 875 | 114,923 |
| FOP | 77 | 30 | 23 | 3,021 |
| FOP | 600 | 30 | 180 | 23,641 |
| STR | 105 | 10 | 10 | 1,313 |
| STR | 165 | 10 | 16 | 2,101 |
| TOTALS | 7,270 | | 3,927 | 515,772 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,927 | 111.1590 | 132.00 | 518,364 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

3 SNGL FAM – 100% - 2021 Heated Area: 2823 HX Base Yr 2021




65106 LOGAN RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 515,772 |
| TOTAL MARKET OB/XF VALUE | | 6,989 |
| TOTAL LAND VALUE - MARKET | | 135,000 |
| TOTAL MARKET VALUE | | 657,761 |
| SOH/AGL Deduction | | 157,266 |
| ASSESSED VALUE | | 500,495 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 450,495 |
| TOTAL JUST VALUE | | 657,761 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 530,310 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19012219 | CO ISSUED | 0 | 10/08/2020 |
| 19012219 | NEW CONSTR | 370,530 | 11/26/2019 |
| B0311688 | DEMOLITION | 2,000 | 09/01/2003 |
| 961489 | MH MOVE-ON | 0 | 09/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2288/1385 | 7/10/2019 | SW | U | I | 11 | 100 |
| GRANTOR: MCLAUGHLIN CLINTON R | | | | | | |
| GRANTEE: MCLAUGHLIN CLINTON | | | | | | |
| 2264/1281 | 3/26/2019 | SW | U | I | 11 | 100 |
| GRANTOR: MCLAUGHLIN CLINTON R | | | | | | |
| GRANTEE: MCLAUGHLIN CLINTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2020] W21 STR=[YR=2020] N15 W7 S15 E7$ W29 S12
BAS=[YR=2020] S58 E19 STR=[YR=2020] S15 E11 N15 FOP=[YR=2020]
N7 W11 S7 E11$W11$N7 E11 S7 E20 N58 W50$ E50 N12$ PTR=E20
FCP=[YR=2020] E50 S70 W50 N70$ W20$.

## 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 | 0511 | GARAGE CB- | 0 | 100 | 32 | 21 | 672.00 | SF | 40.00 | 40.00 | 100 | 1974 | 1974 | 3 | 26 | 6,989 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,989

| 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 | 000130 | C | SFR WATER | 100 | | OR | 0.00 | 0.00 | 300.00 | FF | | 1.00 | 1.00 | 1.00 | 450.00 | 450.00 | 135,000 | | | | | | | |

REVIEW DATE 10/22/2020 BY KB Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS