PT OF THE JOHN D VAUGHAN GRANT
IN SEC 38-2N-27E
IN OR 2516/1250 BEING PARCEL 1

MCKENZIE ROBERT P & BONNIE L
94108 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2023

38-2N-27-0000-0004-0000

BUILDING CHARACTERISTICS

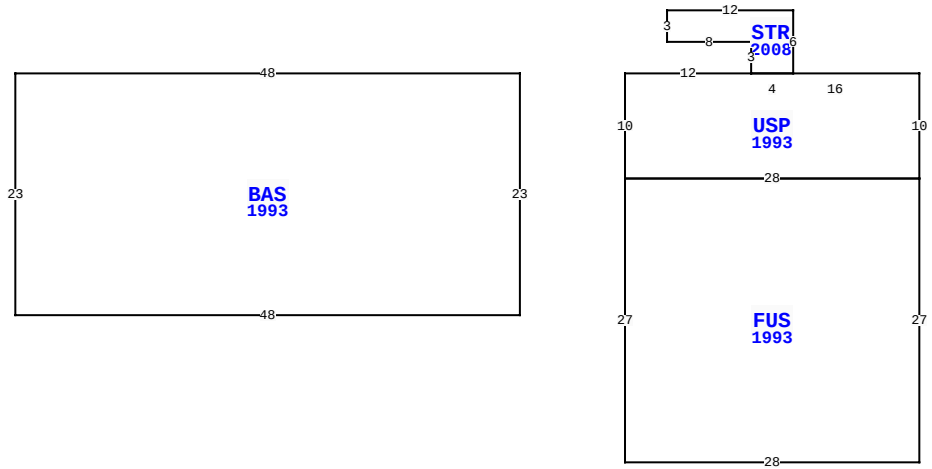
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,104	100	1,104	73,933
FUS	756	100	756	50,628
STR	48	10	5	335
USP	280	30	84	5,625
TOTALS	2,188		1,949	130,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,949	103.6840	93.57	182,368	1971	1971	0	0	0	28.43	71.57

1 SINGLE FAM – 0% - 0 Heated Area: 1860 HX Base Yr



86046 PEEPLES RD, YULEE

BLD DATE	09/18/2014	KK	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	130,521
TOTAL MARKET OB/XF VALUE	67
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	180,588
SOH/AGL Deduction	16,520
ASSESSED VALUE	164,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,068
TOTAL JUST VALUE	180,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/1250	11/23/2021	TD	Q	I	05	1,500,000
GRANTOR: AUTORE BURL A & SANDR						
GRANTEE: MCKENZIE ROBERT P &						
2047/1225	5/23/2016	WD	U	I	11	100
GRANTOR: AUTORE SANDRA						
GRANTEE: AUTORE BURL A & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23$ PTR= E10 USP=[YR=1993] E12 STR=[YR=2008] N3 W8 N3 E12 S6 W4$ E16 S10 FUS=[YR=1993] S27 W28 N27 E28$ W28 N10$ W10$.

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	0810	CONCRETE A	0	0	3	15	45.00	SF	6.50	6.50	100	1971	1971	3	23	67	

LAND DESCRIPTION

TOTAL OB/XF 67

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	000100	C	SFR	0	0006	OR	85.00	112.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/22/2019 BY SBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS