

PT OR 938/459
R434084 & R434085
R673952 & R673953

MCKENDREE EUGENE G REV LVG TRUST/MCKENDREE EUGENE
PO BOX 639
YULEE, FL 32041-0639

2023

42-2N-27-0000-0059-0000



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	PAGE 1 of 3													
Exterior Wall	05	AVERAGE 50	2703	04	578	70.1190	34.01	19,658	1977	1977	0	0	0	50.00	50.00	VALUATION BY STANDARD												
Exterior Wall	15	CONC BLOCK 50	1 GARAGE - 0% - 2023													Heated Area: 576 HX Base Yr												
Roof Structure	04	WOOD TRUSS 100														Tax Group: 4 Tax Dist:												
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 113,184												
Interior Wall	04	PLYWOOD 70														TOTAL MARKET OB/XF VALUE 23,234												
Interior Wall	01	MINIMUM 30														TOTAL LAND VALUE - MARKET 356,400												
Interior Floor	03	CONC FINSH 100														TOTAL MARKET VALUE 492,818												
Ceiling	01	FIN.SUSPD 100														SOH/AGL Deduction 0												
Air Condition	01	NONE 100														ASSESSED VALUE 492,818												
Heating Type	01	NONE 100														TOTAL EXEMPTION VALUE 0												
Fixtures	2	100														BASE TAXABLE VALUE 492,818												
Frame	03	MASONRY 100														TOTAL JUST VALUE 492,818												
Story Height	8	100	NCON VALUE 0																									
RMS	2	100	INCOME VALUE																									
Stories	1.	100	PREVIOUS YEAR MKT VALUE 287,649																									
Units	0	100																										
Occupancy	00	OWNER OCC 100																										
Quality	03	Quality Level 03																										
DOR CODE	1200	STORE/OFFICE/RESID																										
MAP NUM		MKT AREA	04																									
NEIGHBORHOOD/LOC	4051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	576	100	576	9,795																								
STP	25	10	2	34																								
TOTALS	601		578	9,829																								
EXTRA FEATURES			850817 US HWY 17, YULEE																									
			BLD DATE 09/03/2020 KK LGL DATE 04/01/2023 DCA XF DATE 09/03/2020 KK LAND DATE INC DATE AG 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	0810	CONCRETE A	0	0	17	3			51.00	SF	6.50				116													
4	0803	ASPHALT C	0	0	0	0			4,340.00	SF	2.00				4,340													
7	0350	CARPORT WD	0	0	31	30			930.00	SF	13.00				2,418													
8	0756	FEP	0	0	16	12			192.00	SF	27.00				1,037													
9	0476	VF 6 SBPL	0	0	0	0			150.00	LF	32.00				2,640													
10	0810	CONCRETE A	0	0	30	17			510.00	SF	6.50				2,751													
11	0350	CARPORT WD	0	0	62	24			1,488.00	SF	8.58				2,553													
12	0681	POLE SHED	0	0	8	7			56.00	SF	15.00				269													
13	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00				2,940													
14	0940	SHEDS/PORT	0	0	20	10			200.00	SF	30.00				3,000													
LAND DESCRIPTION			TOTAL OB/XF 22,064																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	001200	C	STORE COMB		0	0004	CI	0.00	0.00	43,560.00	SF	1.00	1.00	1.00	5.00	5.00	217,800											
2	000102	C	SFR/MH		0	0004	RM	0.00	0.00	3.60	AC	1.00	1.00	0.70	55,000.00	38,500.00	138,600											
REVIEW DATE 09/03/2020 BY KK Total Acres: 3.60 Total Land Value: 356,400 Market: 0 Agricultural: 0 Common: 356,400 PRINTED 08/02/2023 BY SYS																												

MCKENDREE EUGENE G REV LVG TRUST/MCKENDREE EUGENE
PO BOX 639
YULEE, FL 32041-0639

42-2N-27-0000-0059-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall26AL SIDING 100

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall04PLYWOOD 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100

02 WOOD FRAME 100

Stories Units

1.
1. 100
0 100

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBECONFNCTNORM% COND

0820021,586109.200070.98112,5741978197800070.0030.00

M/H 93- - 0% - 2023Heated Area: 1412HX Base Yr

UCP BAS FOP UCP

NASSAU COUNTY PROPERTY

PAGE 2 OF 34

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE113,184

TOTAL MARKET OB/XF VALUE23,234

TOTAL LAND VALUE - MARKET356,400

TOTAL MARKET VALUE492,818

SOH/AGL Deduction0

ASSESSED VALUE492,818

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE492,818

TOTAL JUST VALUE492,818

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE287,649

SUBAREA MARKET VALUES

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4121001,41230,067

FOP19630591,256

UCP576201152,449

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUME / RSNCDSALE PRICE

0938/04596/27/2000WDUII01100

GRANTOR:MCKENDREE EUGENE G &

GRANTEE:MCKENDREE EUGENE &

0621/09533/15/1991WDIUII01100

GRANTOR:MCKENDREE H S

GRANTEE:MCKENDREE EUGENE &

EXTRA FEATURES

L NOBIX CODEDESCRIPTIONBLDCAPLWTUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

150350CARPORT WD001810180.00SF13.0013.00100201020103501,170

LAND DESCRIPTION

TOTAL OB/XF1,170

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUINIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE09/03/2020BYKKTotal Acres: 3.60Total Land Value: 356,400Market: 0Agricultural: 0Common: 356,400PRINTED 08/02/2023 BY SYS

MCKENDREE EUGENE G REV LVG TRUST/MCKENDREE EUGENE
PO BOX 639
YULEE, FL 32041-0639

42-2N-27-0000-0059-0000

[illegible]