

IN OR 1900/425
PARCELS 8-1 & 8-7
EX 8-8 & 8-9

PARKER GORDON O
PO BOX 1119
YULEE, FL 32041-1119

2023

50-3N-27-0000-0008-0010



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 2														
Exterior Wall	19	COMMON BRK 100	0100	01	1,777	108.0000	97.47	173,204	1963	1963	0	0	0	39.50	60.50	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2015													Heated Area: 1375													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2015													
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floo	14	CARPET 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Bedrooms		2 100																											
Bathrooms		1 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 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	1,375	100	1,375	81,083																									
FCP	480	25	120	7,076																									
FOP	55	30	16	944																									
FOP	345	30	104	6,133																									
FST	130	55	72	4,246																									
UCP	448	20	90	5,307																									
TOTALS			2,833	1,777												104,788													
EXTRA FEATURES			77102 PARKERVILLE PL, YULEE																										
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	0812	CONCRETE C	0	0	0	0	2,122.00	SF	4.00	4.00	100	1970	1970	3	22	1,867													
6	0200	BARN WD 0-	0	100	25	18	450.00	SF	20.00	20.00	100	1970	1970	3	20	1,800													
7	0350	CARPORT WD	0	100	21	27	567.00	SF	13.00	13.00	100	1980	1980	3	20	1,474													
8	0200	BARN WD 0-	0	100	31	12	372.00	SF	20.00	20.00	100	1970	1970	3	20	1,488													
13	0812	CONCRETE C	0	100	0	0	1,782.00	SF	4.00	4.00	100	1999	1999	3	79	5,631													
16	0350	CARPORT WD	0	100	0	0	1,280.00	SF	6.50	6.50	100	1980	1980	3	20	1,664													
TOTAL OB/XF 13,924																													
LAND DESCRIPTION																													
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												
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000												
2	000115	C	SFR ACRES	100			0.00	0.00	2.66	AC		1.00	1.00	0.65	80,000.00	52,000.00	138,320												
3	009630	C	SWAMP	0			0.00	0.00	1.45	AC		1.00	1.00	1.00	500.00	500.00	725												
REVIEW DATE 05/17/2021 BY NWX Total Acres: 5.11 Total Land Value: 219,045 Market: 0 Agricultural: 0 Common: 219,045 PRINTED 08/02/2023 BY SYS																													

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

231,881

13,924

219,045

464,850

177,450

287,400

50,000

237,400

464,850

0

352,256

PERMIT NUM

DESCRIPTION

AMT

ISSUED

94-544

MH MOVE-ON

10,000

06/01/1994

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1900/0425

1/29/2014

WD U

I

30

100

GRANTOR: PARKER JULIAN H JR

GRANTEE: PARKER JULIAN H JR

1171/0330

9/12/2003

WD U

I

01

100

GRANTOR: PARKER GORDON O & MIC

GRANTEE: PARKER JULIAN H JR

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2001] W16 FST=[YR=1993] N10 W13 S10 BAS=[YR=1993] W8 FOP=[YR=1993] W11 S5 E11 N5\$ S5 W11 N5 W26 S35 E13 FOP=[YR=1993] S5 E33 FCP=[YR=1993] E12 N40 W12 S40\$N23 W10 S18 W23 \$ E23 N18 E10 N17 W1 \$ E13 \$ S28 E16 N28 \$.

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[illegible]