IN OR 2647/1149

PARKER THELMA LEE L/E/
77020 PARKER ROAD
YULEE, FL 32097

2023

50-3N-27-0000-0008-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

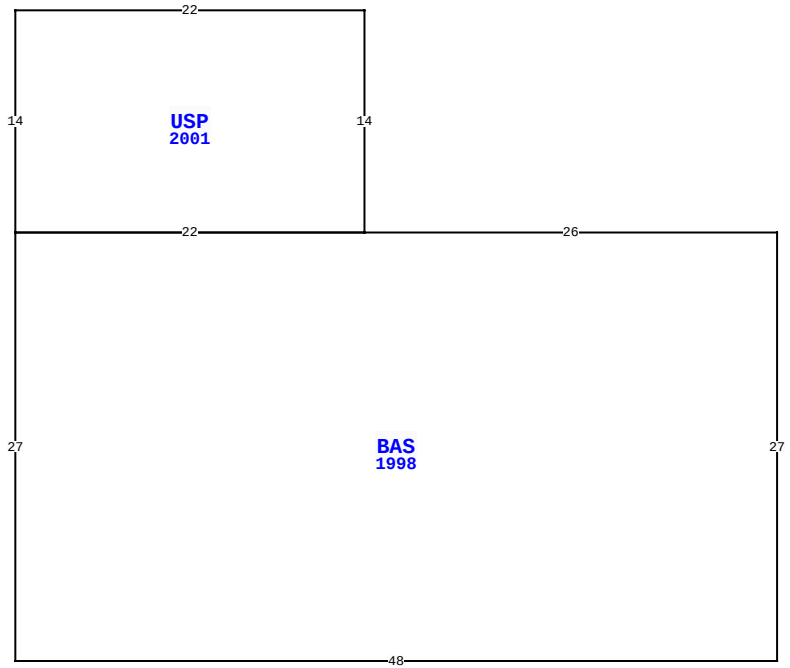
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	31,236
USP	308	50	154	3,712
TOTALS	1,604		1,450	34,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,450	123.6000	80.34	116,493	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1296 HX Base Yr 1999



77020 PARKER RD, 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		34,948
TOTAL MARKET OB/XF VALUE		5,129
TOTAL LAND VALUE - MARKET		272,025
TOTAL MARKET VALUE		312,102
SOH/AGL Deduction		225,673
ASSESSED VALUE		86,429
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,429
TOTAL JUST VALUE		312,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5124	CO ISSUED	0	10/27/2008
P13455	OTHER	0	09/01/2008
M13990	MECH OTHER	0	07/01/2008
C4812	CO ISSUED	0	11/01/2007
MH4812	MH MOVE-ON	0	11/01/2007
M11825	MECH OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1149	6/13/2023	WD	U	I	11	100
GRANTOR: PARKER THELMA LEE						
GRANTEE: DAVIS JEANNIE-LEE						
1131/1698	4/23/2003	WD	U	I	01	100
GRANTOR: PARKER JULIAN JR & LO						
GRANTEE: PARKER THELMA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W26 USP=[YR=2001] N14 W22 S14 E22 $ W22 S27 E48 N27 $.

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	1242	WD DECK A	0	100	0	0	64.00	SF	10.00	10.00	100	1994	1994	3	20	128	
2	0751	UOP	0	100	24	11	264.00	SF	10.00	10.00	100	1975	1975	3	20	528	
3	0810	CONCRETE A	0	0	0	0	244.00	SF	6.50	6.50	100	2001	2001	3	82	1,301	
5	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1997	1997	3	20	480	
7	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	2001	2001	3	82	1,866	
8	0681	POLE SHED	0	100	8	6	48.00	SF	15.00	15.00	100	2006	2006	3	48	346	

LAND DESCRIPTION

TOTAL OB/XF 5,129

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	3.40	AC		1.00	1.00	1.00	80,000.00	80,000.00	272,000							
2	009400	C	RIGHTOFWAY	0			0.00	0.00	0.25	AC		1.00	1.00	1.00	100.00	100.00	25							

REVIEW DATE 07/28/2020 BY NWX Total Acres: 3.65 Total Land Value: 272,025 Market: 0 Agricultural: 0 Common: 272,025 PRINTED 08/02/2023 BY SYS