PT SEC 50-3N-27E
IN OR 1958/1647 & OR 2636/1919
ESMT AGMT IN OR 2636/1926

PARKER BARNEY WALTER JR
77124 PARKER RD
YULEE, FL 32097

2023

50-3N-27-0000-0008-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

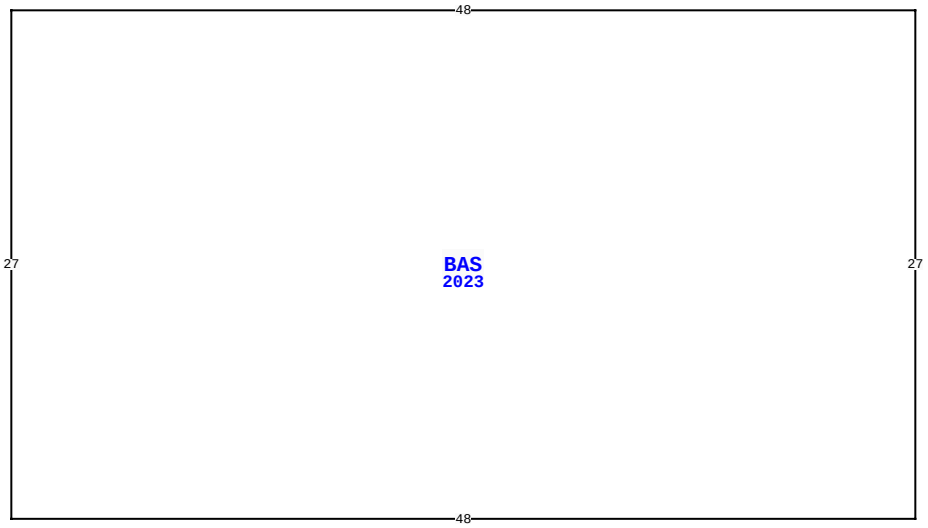
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	5500	TIMBERLAND 80-89
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	107,558
TOTALS	1,296		1,296	107,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	148.2000	103.74	134,447	2014	2014	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 2023 Heated Area: 1296 HX Base Yr



77124 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	107,558
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	966,100
TOTAL MARKET VALUE	444,779
SOH/AGL Deduction	0
ASSESSED VALUE	444,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,779
TOTAL JUST VALUE	1,079,658
NCON VALUE	113,558
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1919	4/28/2023	QC	U	V	11	100
GRANTOR: TERRY EYNA KATHLEEN &						
GRANTEE: PARKER BARNEY WALTE						
1958/1647	1/22/2015	WD	U	V	37	40,000
GRANTOR: MCKENDREE JACK & BETT						
GRANTEE: PARKER BARNEY W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E48 S27 W48 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	0351	CARPORT MT	0	0	25	24	600.00	SF	10.00	10.00	100	2023	2022		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0		OR	0.00	0.00	4.05	AC		1.00	1.00	1.00	80,000.00	80,000.00	324,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.63	AC		1.00	1.00	1.00	550.00	550.00	3,646							
3	009630	C	SWAMP	0		OR	0.00	0.00	4.90	AC		1.00	1.00	1.00	500.00	500.00	2,450							
4	005901	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	225.00	225.00	1,125							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	11.63	AC		1.00	1.00	1.00	55,000.00	55,000.00	639,650							

REVIEW DATE 07/26/2023 BY NW Total Acres: 20.58 Total Land Value: 331,221 Market: 639,650 Agricultural: 4,771 Common: 326,450 PRINTED 08/02/2023 BY SYS