PT OR 1381/252
R434392
EX PT OR 1760/397

AMBURGEY CRYSTAL GAIL/AMBURGEY DAVID ALLEN
86139 MCKENDREE DR
YULEE, FL 32097

2023

50-3N-27-0000-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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
Quality	02	Quality Level 02

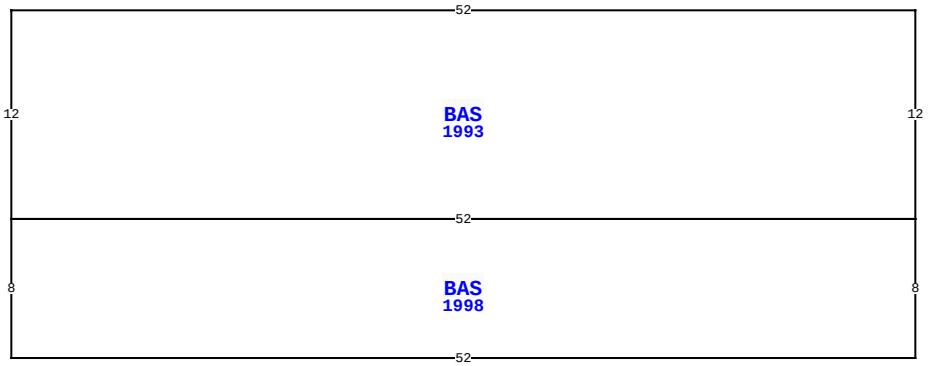
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	7,666
BAS	416	100	416	5,111
TOTALS	1,040		1,040	12,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,040	63.0000	40.95	42,588	1963	1963	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1040 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,776
TOTAL MARKET OB/XF VALUE	799
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	63,575
SOH/AGL Deduction	31,221
ASSESSED VALUE	32,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,354
TOTAL JUST VALUE	63,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7862	NEW CONSTR	0	12/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/0252	1/11/2006	QC	U	I	07	100
GRANTOR: AMBURGEY DAVID E ETAL						
GRANTEE: AMBURGEY CRYSTAL GA						
1307/1064	4/06/2005	QC	U	I	01	100
GRANTOR: AMBURGEY DAVID						
GRANTEE: AMBURGEY CRYSTAL G						

86139 MCKENDREE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

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
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	20.10	20.10	100	1992	1992	3	20	482	
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	13.20	13.20	100	1997	1997	3	20	317	

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S12 BAS=[YR=1998] S8 E52 N8 W52$ E52 N12$.

LAND DESCRIPTION

TOTAL OB/XF 799

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	000102	C	SFR/MH	0		OR	82.00	133.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS