PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1934/1902
1997 WEST,1979 VOGUE SW/MH

MCKENDREE TONY
97315 CARAVEL TL
YULEE, FL 32097

2023

50-3N-28-0000-0029-0320

BUILDING CHARACTERISTICS

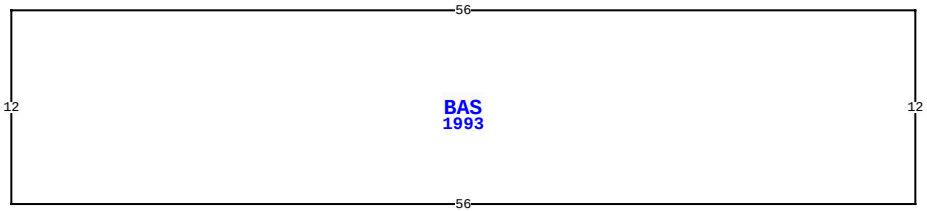
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,370
TOTALS	672		672	12,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	94.4000	61.36	41,234	1979	1979	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



96011 GARDEN TR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 8 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,716
TOTAL MARKET OB/XF VALUE	22,818
TOTAL LAND VALUE - MARKET	120,800
TOTAL MARKET VALUE	342,334
SOH/AGL Deduction	74,876
ASSESSED VALUE	267,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,458
TOTAL JUST VALUE	342,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1934/1902	8/28/2014	WD	U	I	30	100,000

GRANTOR: MCKENDREE JACK M & BE

GRANTEE: MCKENDREE TONY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12 $.

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
4	2810	MH SPACE	0	0	0	0	8.00	SF	2,400.00	2,400.00	100	0	0	3	100	19,200	
5	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2015	2015	3	74	740	
6	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	
7	1242	WD DECK A	0	0	20	8	160.00	SF	5.00	5.00	100	2005	2005	3	27	216	
8	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2005	2005	3	27	86	
9	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2010	2010	3	50	400	
10	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	2005	2005	3	27	162	
11	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2010	2010	3	50	500	
12	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2010	2010	3	50	400	
13	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	2017	2017	3	82	1,050	

TOTAL OB/XF 22,818

LAND DESCRIPTION

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	002800	C	PARKNG LOT	0	0005	RMH	0.00	0.00	1.51	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,800							

REVIEW DATE 01/05/2018 BY KW Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/02/2023 BY SYS

PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1934/1902
1997 WEST,1979 VOGUE SW/MH

MCKENDREE TONY
97315 CARAVEL TL
YULEE, FL 32097

2023

50-3N-28-0000-0029-0320

BUILDING CHARACTERISTICS

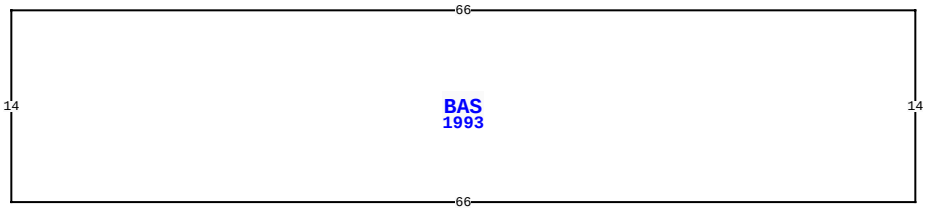
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	20,288
TOTALS	924		924	20,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	112.6000	73.19	67,628	1986	1986	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



96011 GARDEN TR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 8 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,716
TOTAL MARKET OB/XF VALUE	22,818
TOTAL LAND VALUE - MARKET	120,800
TOTAL MARKET VALUE	342,334
SOH/AGL Deduction	74,876
ASSESSED VALUE	267,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,458
TOTAL JUST VALUE	342,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1902	8/28/2014	WD	U	I	30	100,000

GRANTOR: MCKENDREE JACK M & BE

GRANTEE: MCKENDREE TONY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2018 BY KW Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/02/2023 BY SYS

PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1934/1902
1997 WEST,1979 VOGUE SW/MH

MCKENDREE TONY
97315 CARAVEL TL
YULEE, FL 32097

2023

50-3N-28-0000-0029-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

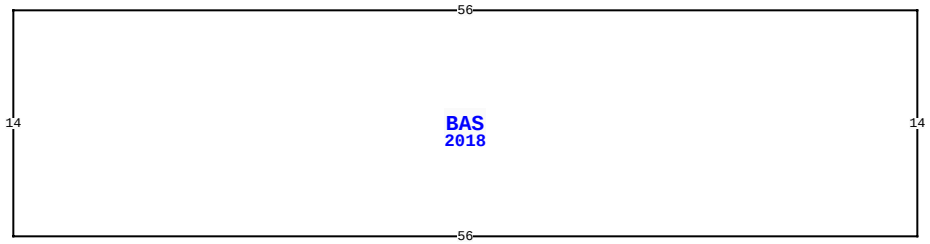
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	58,286
TOTALS	784		784	58,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	114.2000	79.94	62,673	2017	2017	0	0	0	7.00	93.00

5 M/H 94+ – 0% - 0 Heated Area: 784 HX Base Yr



96011 GARDEN TR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,716
TOTAL MARKET OB/XF VALUE	22,818
TOTAL LAND VALUE - MARKET	120,800
TOTAL MARKET VALUE	342,334
SOH/AGL Deduction	74,876
ASSESSED VALUE	267,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,458
TOTAL JUST VALUE	342,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1902	8/28/2014	WD	U	I	30	100,000

GRANTOR: MCKENDREE JACK M & BE

GRANTEE: MCKENDREE TONY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S14 E56 N14 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2018 BY KW Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/02/2023 BY SYS

PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1934/1902
1997 WEST,1979 VOGUE SW/MH

MCKENDREE TONY
97315 CARAVEL TL
YULEE, FL 32097

2023

50-3N-28-0000-0029-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

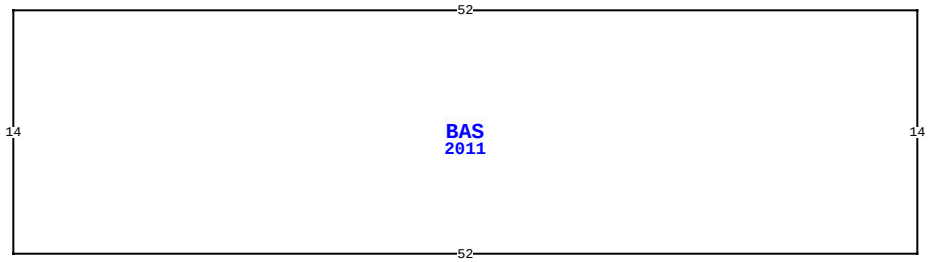
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	33,872
TOTALS	728		728	33,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	114.6000	80.22	58,400	2005	2005	0	0	0	42.00	58.00

6 M/H 94+ – 0% - 0 Heated Area: 728 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,716
TOTAL MARKET OB/XF VALUE	22,818
TOTAL LAND VALUE - MARKET	120,800
TOTAL MARKET VALUE	342,334
SOH/AGL Deduction	74,876
ASSESSED VALUE	267,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,458
TOTAL JUST VALUE	342,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1902	8/28/2014	WD	U	I	30	100,000

GRANTOR: MCKENDREE JACK M & BE

GRANTEE: MCKENDREE TONY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

96011 GARDEN TR, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W52 S14 E52 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/05/2018 BY KW Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/02/2023 BY SYS

PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1934/1902
1997 WEST,1979 VOGUE SW/MH

MCKENDREE TONY
97315 CARAVEL TL
YULEE, FL 32097

2023

50-3N-28-0000-0029-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

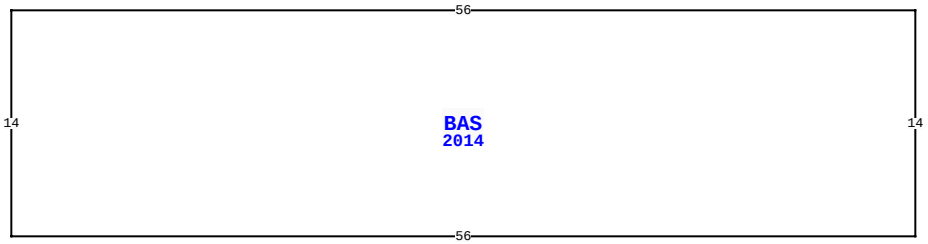
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	26,138
TOTALS	784		784	26,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	113.4000	79.38	62,234	1997	1997	0	0	0	58.00	42.00

9 M/H 94+ – 0% - 0 Heated Area: 784 HX Base Yr



96011 GARDEN TR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,716
TOTAL MARKET OB/XF VALUE	22,818
TOTAL LAND VALUE - MARKET	120,800
TOTAL MARKET VALUE	342,334
SOH/AGL Deduction	74,876
ASSESSED VALUE	267,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,458
TOTAL JUST VALUE	342,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1902	8/28/2014	WD	U	I	30	100,000

GRANTOR: MCKENDREE JACK M & BE
GRANTEE: MCKENDREE TONY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/05/2018 BY KW Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/02/2023 BY SYS

PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1934/1902
1997 WEST,1979 VOGUE SW/MH

MCKENDREE TONY
97315 CARAVEL TL
YULEE, FL 32097

2023

50-3N-28-0000-0029-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

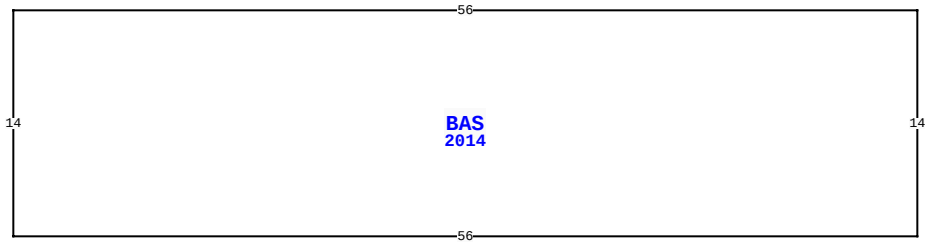
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	14,738
TOTALS	784		784	14,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	96.4000	62.66	49,125	1987	1987	0	0	0	70.00	30.00

10 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



96011 GARDEN TR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,716
TOTAL MARKET OB/XF VALUE	22,818
TOTAL LAND VALUE - MARKET	120,800
TOTAL MARKET VALUE	342,334
SOH/AGL Deduction	74,876
ASSESSED VALUE	267,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,458
TOTAL JUST VALUE	342,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1902	8/28/2014	WD	U	I	30	100,000

GRANTOR: MCKENDREE JACK M & BE

GRANTEE: MCKENDREE TONY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W56 S14 E56 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2018 BY KW Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/02/2023 BY SYS

PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1934/1902
1997 WEST,1979 VOGUE SW/MH

MCKENDREE TONY
97315 CARAVEL TL
YULEE, FL 32097

2023

50-3N-28-0000-0029-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

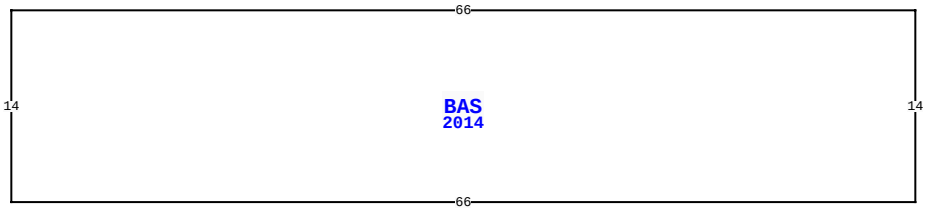
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,369
TOTALS	924		924	17,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.4000	62.66	57,898	1991	1991	0	0	0	70.00	30.00

11 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

96011 GARDEN TR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,716
TOTAL MARKET OB/XF VALUE	22,818
TOTAL LAND VALUE - MARKET	120,800
TOTAL MARKET VALUE	342,334
SOH/AGL Deduction	74,876
ASSESSED VALUE	267,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,458
TOTAL JUST VALUE	342,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1902	8/28/2014	WD	U	I	30	100,000

GRANTOR: MCKENDREE JACK M & BE

GRANTEE: MCKENDREE TONY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W66 S14 E66 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2018 BY KW Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/02/2023 BY SYS

PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 1934/1902
1997 WEST,1979 VOGUE SW/MH

MCKENDREE TONY
97315 CARAVEL TL
YULEE, FL 32097

2023

50-3N-28-0000-0029-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

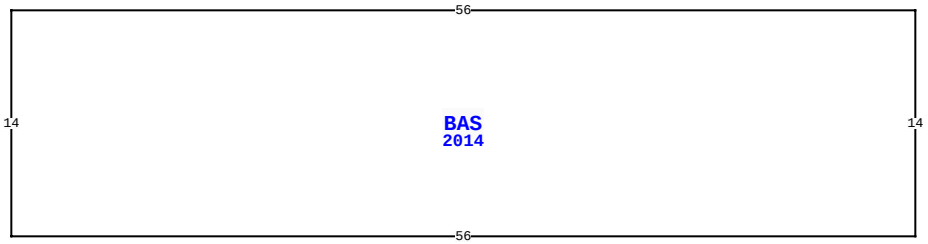
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	15,655
TOTALS	784		784	15,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	102.4000	66.56	52,183	1986	1986	0	0	0	70.00	30.00

12 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	198,716
TOTAL MARKET OB/XF VALUE	22,818
TOTAL LAND VALUE - MARKET	120,800
TOTAL MARKET VALUE	342,334
SOH/AGL Deduction	74,876
ASSESSED VALUE	267,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,458
TOTAL JUST VALUE	342,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1902	8/28/2014	WD	U	I	30	100,000

GRANTOR: MCKENDREE JACK M & BE
GRANTEE: MCKENDREE TONY

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/20/2023 MLU
AG DATE	

96011 GARDEN TR, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/05/2018 BY KW Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/02/2023 BY SYS