PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 2619/1515
BEING PARCEL 1

MCKENDREE DANIEL L
96337 LANG RD
YULEE, FL 32097

2023

50-3N-28-0000-0029-0420

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96353 LANG 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	0
TOTAL MARKET OB/XF VALUE	6,016
TOTAL LAND VALUE - MARKET	429,975
TOTAL MARKET VALUE	435,991
SOH/AGL Deduction	0
ASSESSED VALUE	435,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	435,991
TOTAL JUST VALUE	435,991
NCON VALUE	6,016
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
2619/1515	2/16/2023	QC	U	I	11	100

GRANTOR: MCKENDREE TONY

GRANTEE: MCKENDREE DANIEL L

BUILDING NOTES

BUILDING DIMENSIONS

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	0940	SHEDS/PORT	0	0	12	32	384.00	SF	30.00	30.00	100	2023	1985		20	2,304	
2	0680	POLE SHED	0	0	32	38	1,216.00	SF	10.00	10.00	100	2023	1993		20	2,432	
3	0351	CARPORT MT	0	0	16	40	640.00	SF	10.00	10.00	100	2023	1995		20	1,280	

LAND DESCRIPTION

TOTAL OB/XF 6,016

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	000240	C	MH-SFR WAT	100		RMH	245.00	403.00	245.00	FF		1.00	1.00	0.65	2,700.00	1,755.00	429,975							

REVIEW DATE 01/10/2023 BY DJ Total Acres: 2.02 Total Land Value: 429,975 Market: 0 Agricultural: 0 Common: 429,975 PRINTED 08/02/2023 BY SYS