

MCKENDREE BETTY SHAW LVG TRUST/MCKENDREE DANIEL L
96337 LANG RD
YULEE, FL 32097

50-3N-28-0000-0029-0430

[illegible]

[illegible]

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PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 2547/1492
& OR 2547/1496

MCKENDREE BETTY SHAW LVG TRUST/MCKENDREE DANIEL L
96337 LANG RD
YULEE, FL 32097

2023

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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		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	60,709
TOTALS	784		784	60,709

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0832	02	784	125.4000	81.51	63,904	2018	2018	0	0	0	5.00	95.00	
5 MH 94N0 RP - 0% - 2023 Heated Area: 784 HX Base Yr													
BAS 2023													
96249 LANG RD, YULEE													

TOTAL OB/XF													
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 5
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	181,433		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	2,068,300		
TOTAL MARKET VALUE	805,175		
SOH/AGL Deduction	0		
ASSESSED VALUE	805,175		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	805,175		
TOTAL JUST VALUE	2,249,733		
NCON VALUE	168,587		
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	
2547/1496	3/17/2022	PR	U	I	19	100	
GRANTOR: MCKENDREE DANIEL L P/							
GRANTEE: MCKENDREE BETTY SHA							
2547/1492	3/17/2022	QC	U	I	11	100	
GRANTOR: MCKENDREE TONY LEE							
GRANTEE: MEKENDREE BETTY SHA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=10,10] E56 S14 W56 N14 \$									

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