

IN OR 2462/1648
EX 3-67

BRUCE JAMES E & MARY REV TRUST/BRUCE JAMES E TRUST
86190 MACAW RD
YULEE, FL 32097

2024

04-2N-27-0000-0003-0200



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 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	1,572	132,722
FOP	96	30	29	2,449
TOTALS	1,668		1,601	135,171

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0351	CARPORT MT	0 100	20	18	360.00	SF	5.60	5.60	100	2004
2	0351	CARPORT MT	0 100	20	20	400.00	SF	8.50	8.50	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00	AC	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,601	111.7920	106.20	170,026	1970	1970	0	0	0	20.50	79.50	
1 SINGLE FAM - 100% - 0 Heated Area: 1572 HX Base Yr													
TOTALS	1,668		1,601	135,171	86190 MACAW RD, YULEE								

TOTAL OB/XF													
1,362													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0351	CARPORT MT	0 100	20	18	360.00	SF	5.60	5.60	100	2004	2004	3
2	0351	CARPORT MT	0 100	20	20	400.00	SF	8.50	8.50	100	2006	2006	3

TOTAL OB/XF													
1,362													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00	AC	1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	135,171		
TOTAL MARKET OB/XF VALUE	1,362		
TOTAL LAND VALUE - MARKET	240,000		
TOTAL MARKET VALUE	376,533		
SOH/AGL Deduction	259,544		
ASSESSED VALUE	116,989		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	61,989		
TOTAL JUST VALUE	376,533		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	370,354		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12627	OTHER	0	08/01/2007
E19439	ELEC OTHER	0	06/01/2007
M13023	MECH OTHER	0	06/01/2007
R981443	REPAIR/RRF	0	12/01/1998
R981443	REPAIR/RRF	0	12/01/1998
96-1454	MH MOVE-ON	0	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2462/1648	5/19/2021	WD U	I	I	11	100	
GRANTOR: BRUCE JAMES E & MARY							
GRANTEE: BRUCE JAMES E & MARY							
0344/0516	9/01/1981	WD Q	I			42,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W22 N24 W20 S50 E13 FOP=[YR=1993] S6 E16 N6 W16 \$ E29 N26 \$.													