PT SW1/4 OF SW1/4 OF FRAC SEC
4-2N-27E & PT SE1/4 OF SE1/4
OF FRAC SEC 5-2N-27E PAR 3-54

JOHNSON WALTER WAYNE EST
C/O TERRI J JOHNSON, 86077 MACAW RD
YULEE, FL 32097

2024

04-2N-27-0000-0003-0540

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

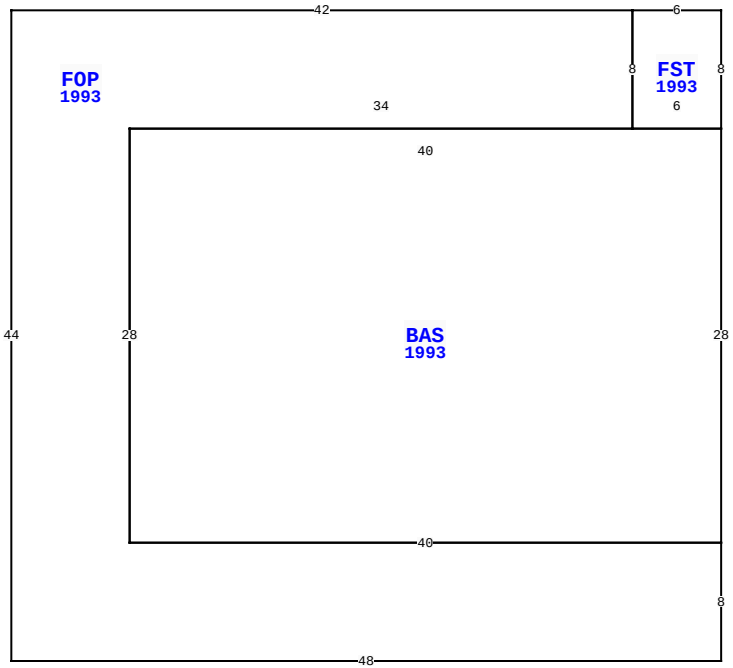
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	106,507
FOP	944	30	283	26,912
FST	48	55	26	2,473
TOTALS	2,112		1,429	135,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	114.4000	108.68	155,304	1993	1998	0	0	0	12.50	87.50

1 SINGLE FAM – 100% - 2003 Heated Area: 1120 HX Base Yr 2003



86077 MACAW 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		135,891
TOTAL MARKET OB/XF VALUE		8,065
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		223,956
SOH/AGL Deduction		121,589
ASSESSED VALUE		102,367
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		47,367
TOTAL JUST VALUE		223,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005219	NEW WINDOW	5,187	07/20/2020
20001825	REPAIR/RRF	7,950	03/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/1328	1/27/2003	PR	U	I	01	13,000

GRANTOR: JOHNSON WALTER ETAL P
GRANTEE: JOHNSON WALTER WAYN

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W6 FOP=[YR=1993] W42 S44 E48 N8 BAS=[YR=1993] N28 W40 S28 E40$ W40 N28 E34 N8$ S8 E6 N8$.

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	100	20	12	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440	
2	0510	GARAGE WD-	0	100	32	20	640.00	SF	28.00	28.00	100	1998	1998	3	26	4,659	
3	0681	POLE SHED	0	100	28	18	504.00	SF	15.00	15.00	100	1998	1998	3	26	1,966	

LAND DESCRIPTION

TOTAL OB/XF 8,065

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/27/2020 BY NWX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS