IN OR 1535/1745

TWOMBLY STEPHEN L & REGINA B
86152 MACAW ROAD
YULEE, FL 32097

2024

04-2N-27-0000-0003-0670

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

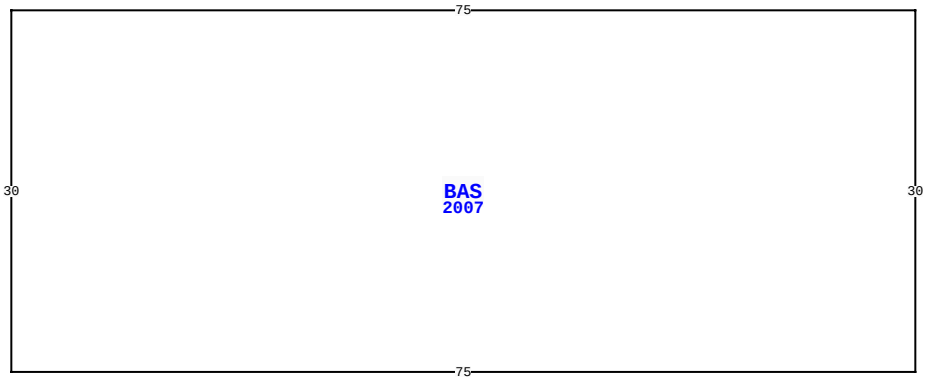
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,250	100	2,250	169,705
TOTALS	2,250		2,250	169,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,250	101.9200	81.54	183,465	2007	2007	0	0	0	7.50	92.50

1 SFR MODULR – 100% - 2008 Heated Area: 2250 HX Base Yr 2008



86152 MACAW RD, YULEE

BLD DATE	10/31/2019	KKA	LGL DATE	
XF DATE	10/31/2019	KKA	LAND DATE	10/31/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,705
TOTAL MARKET OB/XF VALUE		8,254
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		257,959
SOH/AGL Deduction		122,268
ASSESSED VALUE		135,691
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,691
TOTAL JUST VALUE		257,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0720101	MODULAR HOME	0	01/01/2007
C0720101	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1535/1745	11/15/2007	WD	U	I	07	100
GRANTOR: BRUCE JAMES E & MARY						
GRANTEE: TWOMBLY STEPHEN L &						
1486/0070	3/19/2007	WD	U	I	01	17,500
GRANTOR: BRUCE JAMES E & MARY						
GRANTEE: TWOMBLY STEPHEN L &						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00	100	2007	2007	3	31	136	
3	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	31	74	
4	0940	SHEDS/PORT	0	100	23	11	253.00	SF	30.00	30.00	100	2018	2018	3	82	6,224	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W75 S30 E75 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,254

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	000100	C	SFR	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 10/31/2019 BY KKA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS