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 1-1

MILLER SUZANNE J
86141 MACAW ROAD
YULEE, FL 32097

2024

05-2N-27-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

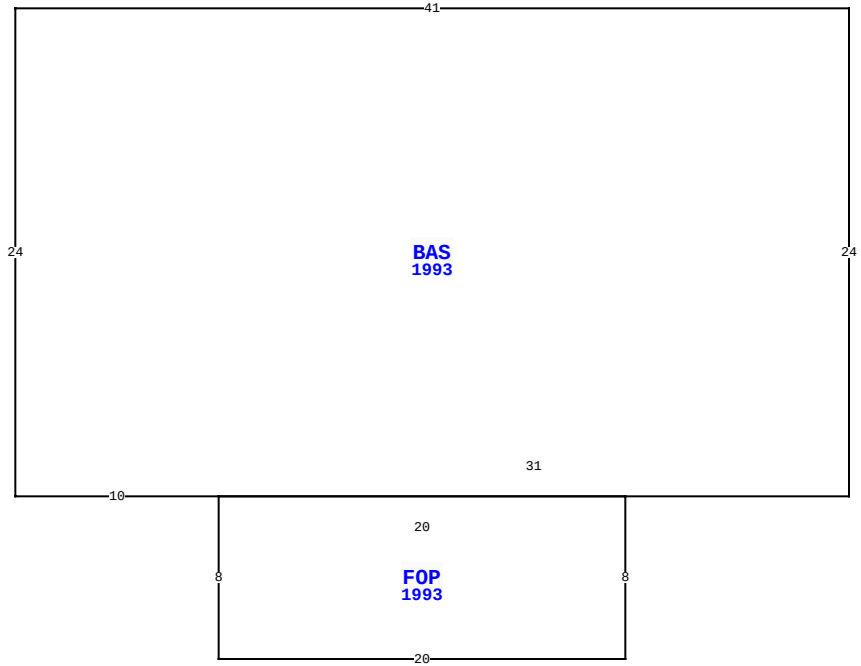
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	25,541
FOP	160	30	48	1,246
TOTALS	1,144		1,032	26,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,032	123.6000	86.52	89,289	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 984 HX Base Yr



86141 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		26,787
TOTAL MARKET OB/XF VALUE		7,975
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		114,762
SOH/AGL Deduction		75,475
ASSESSED VALUE		39,287
TOTAL EXEMPTION VALUE	HX HB WX SL	39,287
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		114,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0429/0086	8/01/1984	WD	Q	V		11,500
GRANTOR:						
GRANTEE:						
0429/0084	8/01/1984	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S24 E10 FOP=[YR=1993] S8 E20 N8 W20$ E31 N24$.

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	1242	WD DECK A	0	100	6	20	120.00	SF	10.00	10.00	100	1986	1986	3	20	240	
2	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	1985	1985	3	20	5,376	
3	0810	CONCRETE A	0	100	0	0	504.00	SF	6.50	6.50	100	1996	1996	3	72	2,359	

LAND DESCRIPTION

TOTAL OB/XF 7,975

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 10/03/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS