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 1-3

TAYLOR CAROL C
86113 MACAW RD
YULEE, FL 32097

2024

05-2N-27-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

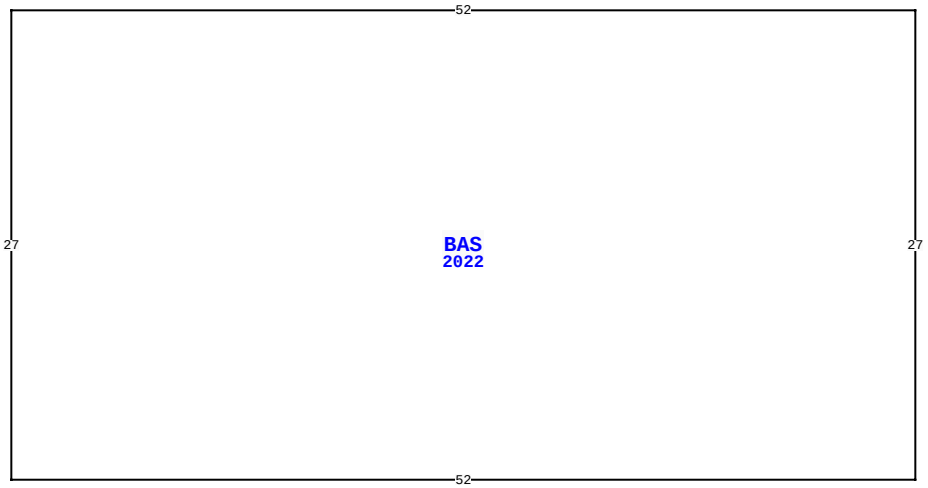
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,404	100	1,404	146,363
TOTALS	1,404		1,404	146,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	140.4000	105.30	147,841	2022	2022	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 0 Heated Area: 1404 HX Base Yr



86113 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		146,363
TOTAL MARKET OB/XF VALUE		24,388
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		330,751
SOH/AGL Deduction		60,594
ASSESSED VALUE		270,157
TOTAL EXEMPTION VALUE	HX HB WX SL	263,157
BASE TAXABLE VALUE		7,000
TOTAL JUST VALUE		330,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017780	CO ISSUED	0	12/02/2022
22014462	MH MOVE-ON	0	09/22/2022
22013739	DEMOLITION	7,500	09/09/2022
B1529883	PARKPAD	0	01/01/2015
MHU5325	CO ISSUED	0	05/16/2012
MHU5325	MH MOVE-ON	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0324/0248	10/01/1980	WD	Q	I		19,500
GRANTOR:						
GRANTEE:						
0324/0245	10/01/1980	WD	Q	I		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W52 S27 E52 N27$.

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	16	26	416.00	SF	30.00	30.00	100	1986	1986	3	20	2,496	
2	0810	CONCRETE A	0	100	4	36	144.00	SF	6.50	6.50	100	1980	1980	3	32.5	304	
3	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2000	2000	3	28	4,704	
4	0350	CARPORT WD	0	100	26	20	520.00	SF	8.19	8.19	100	2011	2011	3	50	2,129	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2012	2012	3	100	6,000	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2012	2012	3	100	6,000	
7	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2019	2019	3	86	2,064	
8	1243	WD DECK F	0	100	12	16	192.00	SF	8.00	8.00	100	2010	2010	3	45	691	

LAND DESCRIPTION

TOTAL OB/XF 24,388

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 11/18/2022 BY NW Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS