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 1-7

MIDAS PATRICK & TANIA
86317 MACAW RD
YULEE, FL 32097

2024

05-2N-27-0000-0001-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

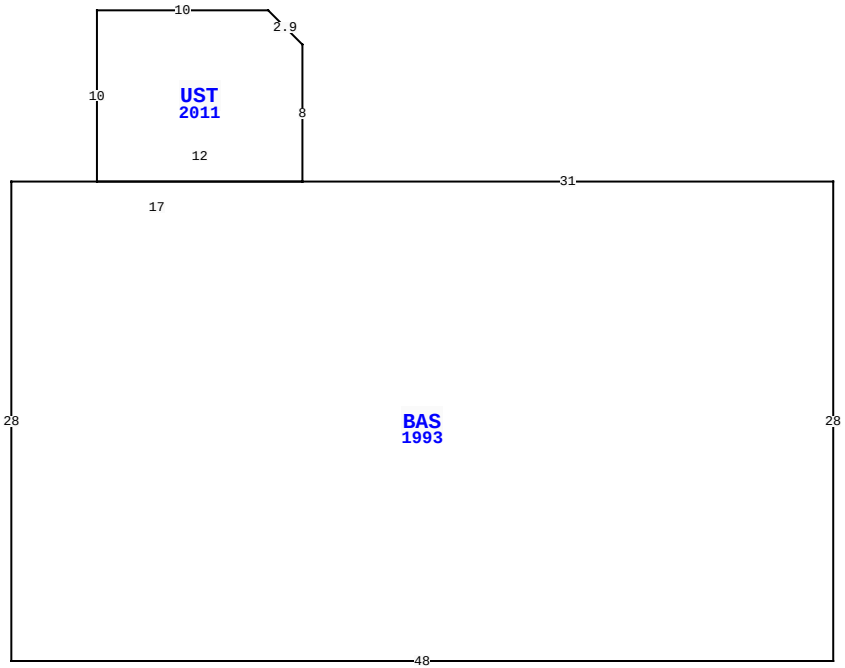
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	34,998
UST	118	55	65	1,693
TOTALS	1,462		1,409	36,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,409	124.0000	86.80	122,301	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1344 HX Base Yr 2021



86317 MACAW RD, YULEE

BLD DATE	10/17/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,690
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		139,575
TOTAL MARKET VALUE		179,065
SOH/AGL Deduction		60,112
ASSESSED VALUE		118,953
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,953
TOTAL JUST VALUE		179,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6971	MH MOVE-ON	25,000	10/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/0053	11/26/2018	QC	U	I	11	100
GRANTOR: MIDAS TANIA						
GRANTEE: MIDAS PATRICK W & T						
2129/0762	6/27/2017	QC	U	I	11	100
GRANTOR: MIDAS TANIA F/K/A TAN						
GRANTEE: MIDAS TANIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 UST=[YR=2011] N8 U2 L2 W10 S10 E12$ W17 S28 E48 N28 $.

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	13	8	104.00	SF	10.00	10.00	100	1985	1985	3	20	208	
2	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	1990	1990	3	20	1,728	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	1.74	AC		1.00	1.00	1.00	80,000.00	80,000.00	139,200							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.75	AC		1.00	1.00	1.00	500.00	500.00	375							

REVIEW DATE 10/04/2022 BY NWA Total Acres: 2.49 Total Land Value: 139,575 Market: 0 Agricultural: 0 Common: 139,575 PRINTED 08/06/2024 BY SYS