PT SW1/4 OF SW1/4 OF FRAC SEC
5-2N-27E IN OR 2006/378

PEARSON AMANDA S/FIRNSTAHL TYLER J
76131 PARROTT WAY
YULEE, FL 32097

2024

05-2N-27-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

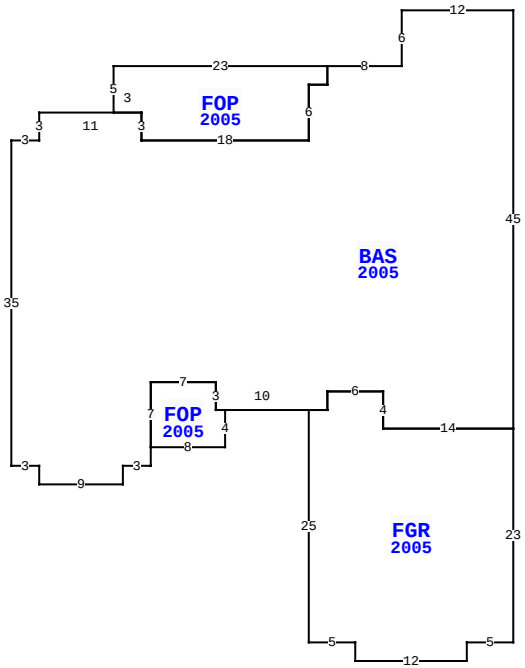
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,946	100	1,946	256,190
FGR	558	55	307	40,417
FOP	53	30	16	2,107
FOP	163	30	49	6,451
TOTALS	2,720		2,318	305,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,318	115.7380	144.67	335,345	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2021 Heated Area: 1946 HX Base Yr 2021



76131 PARROT WAY, 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		305,164
TOTAL MARKET OB/XF VALUE		6,180
TOTAL LAND VALUE - MARKET		116,800
TOTAL MARKET VALUE		428,144
SOH/AGL Deduction		182,513
ASSESSED VALUE		245,631
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,631
TOTAL JUST VALUE		428,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10031	MECH OTHER	0	07/01/2005
E0515179	ELEC OTHER	2,000	06/01/2005
P0509544	OTHER	0	05/01/2005
R07446	REPAIR/RRF	1,500	04/01/2005
B14977	NEW CONSTR	149,532	04/01/2005
MH95124	MH MOVE-ON	0	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/0378	9/28/2015	WD	Q	I	01	208,000
GRANTOR: PETERS CASEY DAWN & S						
GRANTEE: PEARSON AMANDA S &						
1297/0959	2/24/2005	WD	U	I	11	87,900
GRANTOR: PETERS CASEY DAWN						
GRANTEE: CONNER SHERRY ELAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 S6 W8 FOP=[YR=2005] W23 S5 E3 S3 E18 N6 E2 N2$ S2 W2 S6 W18 N3 W11 S3 W3 S35 E3 S2 E9 N2 E3 N2 FOP=[YR=2005] E8 N4 W1 N3 W7 S7$ N7 E7 S3 E10 FGR=[YR=2005] S25 E5 S2 E12 N2 E5 N23 W14 N4 W6 S2 W2$ E2 N2 E6 S4 E14 N45$.

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	0811	CONCRETE B	0	100	0	0	984.00	SF	5.20	5.20	100	2005	2005	3	86	4,400	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 6,180

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	1.46	AC		1.00	1.00	1.00	80,000.00	80,000.00	116,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.46 Total Land Value: 116,800 Market: 0 Agricultural: 0 Common: 116,800 PRINTED 08/06/2024 BY SYS