

PT SE1/4 OF SE1/4 OF FRAC SEC
5-2N-27E PAR 2-5
IN OR 2109/721

SCOTT WILLIE GERALD
76087 PARROT WAY
YULEE, FL 32097

2024

05-2N-27-0000-0002-0050



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	1,724	100	1,724	146,136
BAS	845	100	845	71,627
FOP	96	30	29	2,459
FOP	104	30	31	2,628
FOP	25	30	8	678
FOP	30	30	9	763
FUS	625	100	625	52,979

TOTALS	3,449		3,271	277,268
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EXTRA FEATURES

L N	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	1,088.00	SF	5.20	5.20	100	1999	1999	3	77	4,356	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
3	1242	WD DECK A	0 100	29	12	373.00	SF	10.00	10.00	100	2002	2002	3	20	746	
4	0680	POLE SHED	0 100	14	12	168.00	SF	10.00	10.00	100	2005	2005	3	40	672	
5	0810	CONCRETE A	0 100	41	12	492.00	SF	6.50	6.50	100	2004	2004	3	84	2,686	
6	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	1999	1999	3	77	180	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.02	AC		1.00	1.00	1.00	80,000.00	80,000.00	81,600							

MARKET ADJUSTMENTS														TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 SINGLE FAM - 100% - 2000														0100	01	3,271	97.5200	92.64	303,025	1999	2005	0	0	0	8.50	91.50
Heated Area: 3194														HX Base Yr 2000												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

76087 PARROT WAY, YULEE																										
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NASSAU COUNTY PROPERTY														PAGE 1 of 1										4		
VALUATION SUMMARY														STANDARD												
VALUATION BY														Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE														277,268												
TOTAL MARKET OB/XF VALUE														11,545												
TOTAL LAND VALUE - MARKET														81,600												
TOTAL MARKET VALUE														370,413												
SOH/AGL Deduction														176,023												
ASSESSED VALUE														194,390												
TOTAL EXEMPTION VALUE														50,000										HX HB		
BASE TAXABLE VALUE														144,390												
TOTAL JUST VALUE														370,413												
NCON VALUE														0												
INCOME VALUE																										
PREVIOUS YEAR MKT VALUE														358,318												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13708	3 TON UNIT	0	03/01/2008
B20096	ADDITION	32,450	06/01/2007
R10482	REPAIR/RRF	3,000	06/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2109/0721	3/21/2017	QC	U	I	11	100	
GRANTOR: SCOTT WILLIE GERALD &							
GRANTEE: SCOTT WILLIE GERALD							
1619/0816	5/05/2009	WD	U	I	11	100	
GRANTOR: SCOTT WILLIE GERALD &							
GRANTEE: SCOTT WILLIE GERALD							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2008] W2 FOP=[YR=2008] N5 W5 S5 E5 \$ W33									
BAS=[YR=1999] W12 FOP=[YR=1999] W12 S8 E12N8\$ S8 W12 N8 W26									
S38 E12 S2 E12 N2 FOP=[YR=1999] E26 N4 W26 S4\$ N4 E26 N34\$									
S22 E2 FOP=[YR=2008] S5 E6 N5 W6\$ E8 S3 E25 N25\$ PTR=N15									
FUS=[YR=2008] N25 E25 S25 W25\$ S15\$.									