PT OR 938/459
R434084 & R434085
R673952 & R673953

MCKENDREE EUGENE G REV LVG TRUST/MCKENDREE EUGENE
PO BOX 639
YULEE, FL 32041-0639

2024

42-2N-27-0000-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

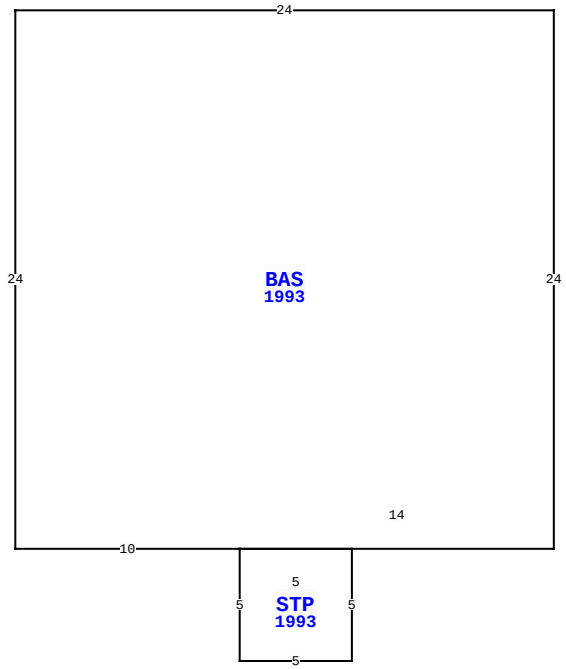
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	01	MINIMUM 30
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	9,542
STP	25	10	2	33
TOTALS	601		578	9,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	578	70.1190	33.13	19,149	1977	1977	0	0	0	50.00	50.00

1 GARAGE – 0% - 2023 Heated Area: 576 HX Base Yr



850817 US HWY 17, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	04/01/2023 DCA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	116,355
TOTAL MARKET OB/XF VALUE	22,580
TOTAL LAND VALUE - MARKET	356,400
TOTAL MARKET VALUE	495,335
SOH/AGL Deduction	0
ASSESSED VALUE	495,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	495,335
TOTAL JUST VALUE	495,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	492,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000909	REPAIR/RRF	11,400	01/26/2018
MH992734	MH MOVE-ON	0	06/01/1999
6149	CHNGE SRVC	0	08/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0938/0459	6/27/2000	WD	U	I	01	100
GRANTOR: MCKENDREE EUGENE G &						
GRANTEE: MCKENDREE EUGENE &						
0621/0953	3/15/1991	WD	U	I	01	100
GRANTOR: MCKENDREE H S						
GRANTEE: MCKENDREE EUGENE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S24 E10 STP=[YR=1993] S5 E5 N5 W5 $ E14 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	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	1980	1980	3	32.5	108	
2	0803	ASPHALT C	0	0	0	0	4,340.00	SF	2.00	2.00	100	1986	1986	3	50	4,340	
3	0350	CARPORT WD	0	0	31	30	930.00	SF	13.00	13.00	100	1999	1999	3	20	2,418	
4	0756	FEP	0	0	16	12	192.00	SF	27.00	27.00	100	2000	2000	3	20	1,037	
5	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	100	2000	2000	3	52	2,496	
6	0810	CONCRETE A	0	0	30	17	510.00	SF	6.50	6.50	100	2002	2002	3	82	2,718	
7	0350	CARPORT WD	0	0	62	24	1,488.00	SF	8.58	8.58	100	1990	1990	3	20	2,553	
8	0681	POLE SHED	0	0	8	7	56.00	SF	15.00	15.00	100	2002	2002	3	30	252	
9	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
10	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2010	2010	3	45	2,700	

TOTAL OB/XF 21,527

LAND DESCRIPTION

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	001200	C	STORE COMB	0	0004	RM	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	5.00	5.00	217,800							
2	000102	C	SFR/MH	0	0004	RM	0.00	0.00	3.60	AC		1.00	1.00	0.70	55,000.00	38,500.00	138,600							

REVIEW DATE 09/03/2020 BY KK Total Acres: 3.60 Total Land Value: 356,400 Market: 0 Agricultural: 0 Common: 356,400 PRINTED 08/06/2024 BY SYS

PT OR 938/459
R434084 & R434085
R673952 & R673953

MCKENDREE EUGENE G REV LVG TRUST/MCKENDREE EUGENE
PO BOX 639
YULEE, FL 32041-0639

2024

42-2N-27-0000-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

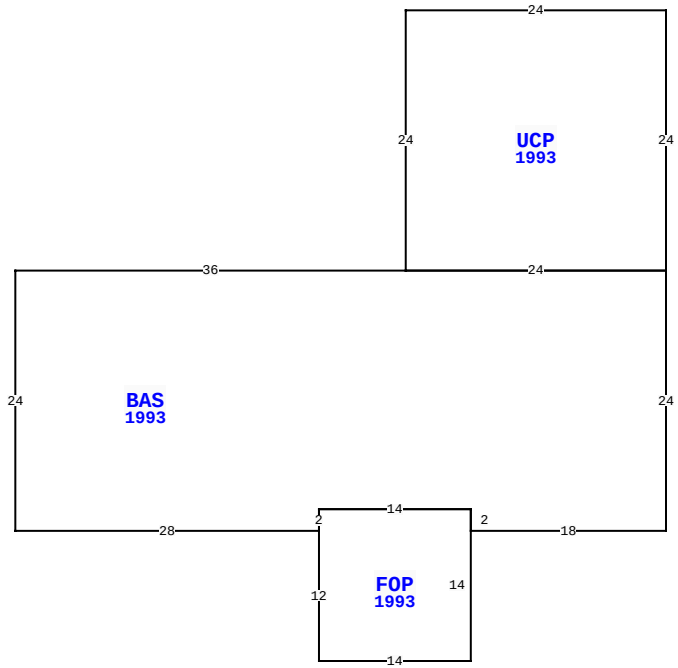
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,412	100	1,412	32,380
FOP	196	30	59	1,353
UCP	576	20	115	2,637
TOTALS	2,184		1,586	36,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,586	109.2000	76.44	121,234	1978	1978	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 1412 HX Base Yr



850817 US HWY 17, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	04/01/2023 DCA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	116,355
TOTAL MARKET OB/XF VALUE	22,580
TOTAL LAND VALUE - MARKET	356,400
TOTAL MARKET VALUE	495,335
SOH/AGL Deduction	0
ASSESSED VALUE	495,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	495,335
TOTAL JUST VALUE	495,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	492,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0938/0459	6/27/2000	WD	U	I	01	100
GRANTOR: MCKENDREE EUGENE G &						
GRANTEE: MCKENDREE EUGENE &						
0621/0953	3/15/1991	WD	U	I	01	100
GRANTOR: MCKENDREE H S						
GRANTEE: MCKENDREE EUGENE &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W24 S24 BAS=[YR=1993] W36 S24 E28 FOP=[YR=1993] S12 E14 N14 W14 S2$ N2 E14S2 E18 N24 W24$ E24 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
11	0350	CARPORT WD	0	0	18	10	180.00	SF	13.00	13.00	100	2010	2010	3	45	1,053	

LAND DESCRIPTION

TOTAL OB/XF 1,053

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 3.60 Total Land Value: 356,400 Market: 0 Agricultural: 0 Common: 356,400 PRINTED 08/06/2024 BY SYS

PT OR 938/459
R434084 & R434085
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2024

42-2N-27-0000-0059-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

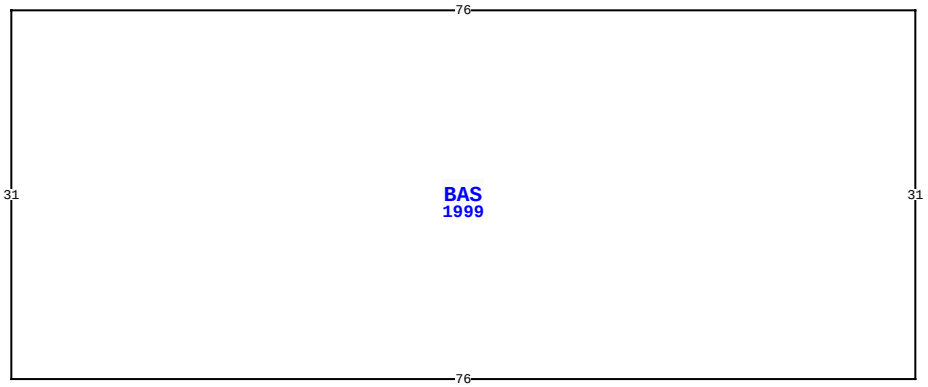
DOR CODE 1200 STORE/OFFICE/RESID
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	70,411
TOTALS	2,356		2,356	70,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	87.90	207,092	1999	1999	0	10	0	56.00	34.00

3 M/H 94+ – 0% - 2023 Heated Area: 2356 HX Base Yr



850817 US HWY 17, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	04/01/2023 DCA
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	116,355
TOTAL MARKET OB/XF VALUE	22,580
TOTAL LAND VALUE - MARKET	356,400
TOTAL MARKET VALUE	495,335
SOH/AGL Deduction	0
ASSESSED VALUE	495,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	495,335
TOTAL JUST VALUE	495,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	492,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0938/0459	6/27/2000	WD	U	I	01	100
GRANTOR: MCKENDREE EUGENE G &						
GRANTEE: MCKENDREE EUGENE &						
0621/0953	3/15/1991	WD	U	I	01	100
GRANTOR: MCKENDREE H S						
GRANTEE: MCKENDREE EUGENE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S31 E76 N31 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/03/2020 BY KK Total Acres: 3.60 Total Land Value: 356,400 Market: 0 Agricultural: 0 Common: 356,400 PRINTED 08/06/2024 BY SYS