IN OR 1900/425
PARCELS 8-1 & 8-7
EX 8-8 & 8-9

PARKER GORDON O
PO BOX 1119
YULEE, FL 32041-1119

2024

50-3N-27-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

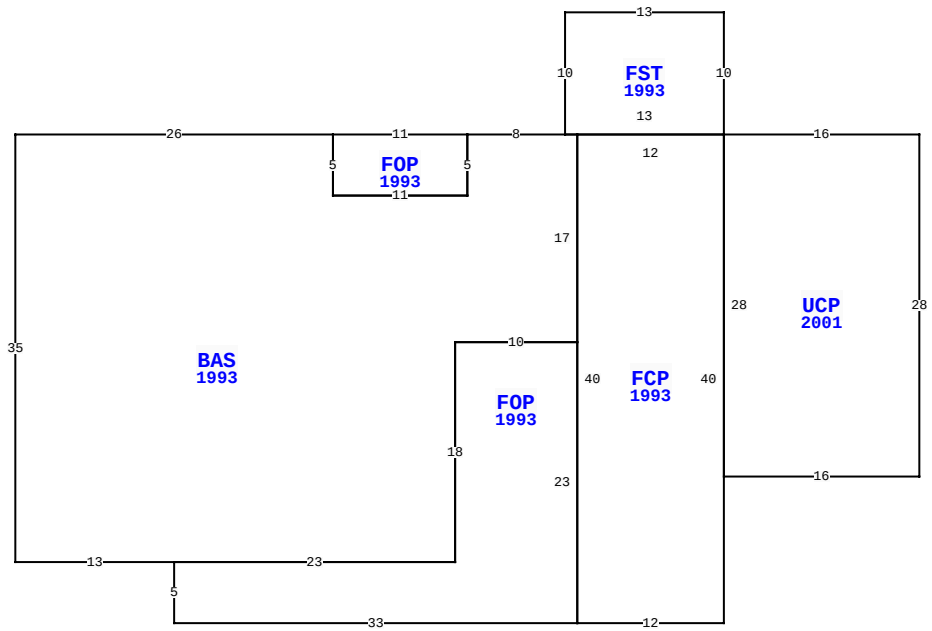
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,375	100	1,375	84,645
FCP	480	25	120	7,387
FOP	55	30	16	985
FOP	345	30	104	6,402
FST	130	55	72	4,432
UCP	448	20	90	5,540
TOTALS	2,833		1,777	109,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	108.0000	102.60	182,320	1963	1963	0	0	0	40.00	60.00

1 SINGLE FAM – 0% - 2015 Heated Area: 1375 HX Base Yr 2015



77102 PARKERVILLE PL, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,737
TOTAL MARKET OB/XF VALUE		13,697
TOTAL LAND VALUE - MARKET		219,045
TOTAL MARKET VALUE		475,479
SOH/AGL Deduction		172,778
ASSESSED VALUE		302,701
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,701
TOTAL JUST VALUE		475,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-544	MH MOVE-ON	10,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1900/0425	1/29/2014	WD	U	I	30	100
GRANTOR: PARKER JULIAN H JR						
GRANTEE: PARKER JULIAN H JR						
1171/0330	9/12/2003	WD	U	I	01	100
GRANTOR: PARKER GORDON O & MIC						
GRANTEE: PARKER JULIAN H JR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2001] W16 FST=[YR=1993] N10 W13 S10 BAS=[YR=1993] W8 FOP=[YR=1993] W11 S5 E11 N5$ S5 W11 N5 W26 S35 E13 FOP=[YR=1993] S5 E33 FCP=[YR=1993] E12 N40 W12 S40$N23 W10 S18 W23 $ E23 N18 E10 N17 W1 $ E13 $ S28 E16 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	0812	CONCRETE C	0	0	0	0	2,122.00	SF	4.00	4.00	100	1970	1970	3	21	1,782	
2	0200	BARN WD 0-	0	100	25	18	450.00	SF	20.00	20.00	100	1970	1970	3	20	1,800	
3	0350	CARPORT WD	0	100	21	27	567.00	SF	13.00	13.00	100	1980	1980	3	20	1,474	
4	0200	BARN WD 0-	0	100	31	12	372.00	SF	20.00	20.00	100	1970	1970	3	20	1,488	
5	0812	CONCRETE C	0	100	0	0	1,782.00	SF	4.00	4.00	100	1999	1999	3	77	5,489	
6	0350	CARPORT WD	0	100	0	0	1,280.00	SF	6.50	6.50	100	1980	1980	3	20	1,664	

LAND DESCRIPTION

TOTAL OB/XF 13,697

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	2.66	AC		1.00	1.00	0.65	80,000.00	52,000.00	138,320							
3	009630	C	SWAMP	100		OR	0.00	0.00	1.45	AC		1.00	1.00	1.00	500.00	500.00	725							

REVIEW DATE 05/17/2021 BY NWX Total Acres: 5.11 Total Land Value: 219,045 Market: 0 Agricultural: 0 Common: 219,045 PRINTED 08/06/2024 BY SYS

IN OR 1900/425
PARCELS 8-1 & 8-7
EX 8-8 & 8-9

PARKER GORDON O
PO BOX 1119
YULEE, FL 32041-1119

2024

50-3N-27-0000-0008-0010

BUILDING CHARACTERISTICS

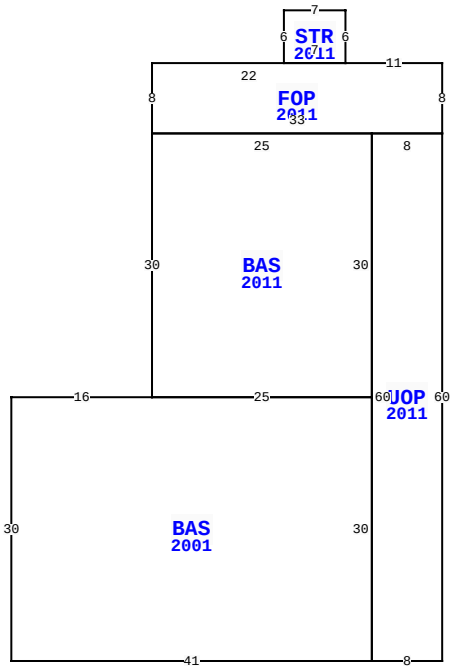
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1,230	100	1,230	75,968
BAS	750	100	750	46,322
FOP	264	30	79	4,879
STR	42	10	4	247
UOP	480	20	96	5,929
TOTALS	2,766		2,159	133,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	85.2600	81.00	174,879	1945	1957	0	0	0	23.75	76.25

2 SINGLE FAM – 100% - 2015 Heated Area: 1980 HX Base Yr 2015



77102 PARKERVILLE PL, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: PARKER JULIAN H JR						
1171/0330	9/12/2003	WD	U	I	01	100
GRANTOR: PARKER GORDON O & MIC						
GRANTEE: PARKER JULIAN H JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W11 STR=[YR=2011] N6 W7 S6 E7$ W22 S8
BAS=[YR=2011] S30 BAS=[YR=2001] W16 S30 E41 UOP=[YR=2011]
E8 N60 W8 S60$ N30 W25$ E25 N30 W25$ E33 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/17/2021 BY NWX Total Acres: 5.11 Total Land Value: 219,045 Market: 0 Agricultural: 0 Common: 219,045 PRINTED 08/06/2024 BY SYS