PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 2707/1225
BEING PARCEL 2

MCKENDREE TONY L & TAMMY D L/E/
97315 CARAVEL TRAIL
YULEE, FL 32097

2024

50-3N-28-0000-0029-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

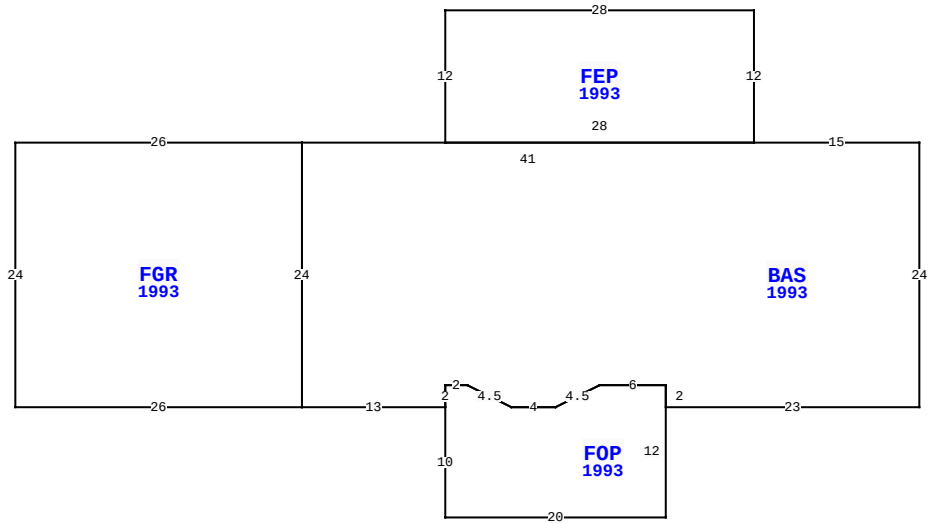
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	35,038
FEP	336	85	286	7,592
FGR	624	55	343	9,105
FOP	224	30	67	1,778
TOTALS	2,504		2,016	53,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,016	126.4000	88.48	178,376	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1606 HX Base Yr



96337 LANG RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	60,402
TOTAL MARKET OB/XF VALUE	18,147
TOTAL LAND VALUE - MARKET	735,000
TOTAL MARKET VALUE	813,549
SOH/AGL Deduction	0
ASSESSED VALUE	813,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	813,549
TOTAL JUST VALUE	813,549
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,110,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1065	MH MOVE-ON	0	09/01/1995
7316	ADDITION	2,040	06/17/1991
6499	ADDITION	10,300	06/01/1990
6446	CHNGE SRVC	0	01/23/1990
4351	GARAGE	13,394	09/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/1225	4/10/2024	LE	U	I	11	100
GRANTOR: MCKENDREE TONY						
GRANTEE: MCKENDREE TONY L &						
2614/969	1/02/2023	QC	U	I	11	100
GRANTOR: MCKENDREE BETTY SHAW						
GRANTEE: MCKENDREE TONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FEP=[YR=1993] N12 W28 S12 E28$ W41 FGR=[YR=1993] W26 S24 E26 N24$ S24 E13 FOP=[YR=1993] S10 E20 N12 W6 D2 L4 W4 U2 L4 W2 S2$ N2 E2 D2 R4 E4 U2 R4 E6 S2 E23 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	0920	CWALL-WD/M	0	0	0	0	200.00	LF	390.00	390.00	100	1993	1993	3	20	15,600	
2	0300	BOAT DCK W	0	0	0	0	40.00	SF	40.00	40.00	100	1996	1996	3	24	384	
3	0810	CONCRETE A	0	0	20	32	640.00	SF	6.50	6.50	100	1987	1987	3	52	2,163	

LAND DESCRIPTION

TOTAL OB/XF 18,147

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	000240	C	MH-SFR WAT	0		RMH	245.00	432.00	245.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	735,000							

REVIEW DATE 01/10/2023 BY DJ Total Acres: 2.02 Total Land Value: 735,000 Market: 0 Agricultural: 0 Common: 735,000 PRINTED 08/06/2024 BY SYS

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YULEE, FL 32097

2024

50-3N-28-0000-0029-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

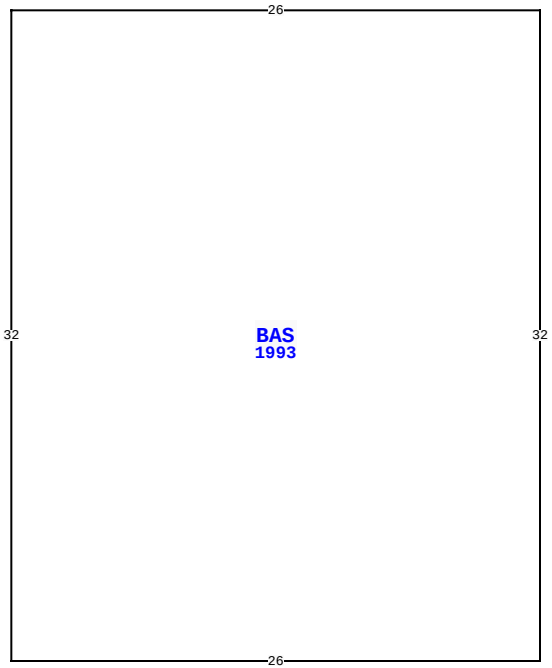
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	832	6,889
TOTALS	832		832	6,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	832	47.3000	16.56	13,778	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 2024 Heated Area: 832 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1225	4/10/2024	LE	U	I	11	100
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GRANTEE: MCKENDREE TONY L &						
2614/969	1/02/2023	QC	U	I	11	100
GRANTOR: MCKENDREE BETTY SHAW						
GRANTEE: MCKENDREE TONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S32 E26 N32 $.

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 01/10/2023 BY DJ Total Acres: 2.02 Total Land Value: 735,000 Market: 0 Agricultural: 0 Common: 735,000 PRINTED 08/06/2024 BY SYS