



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY				
															<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 170,000 TOTAL MARKET VALUE 170,000 SOH/AGL Deduction 81,423 ASSESSED VALUE 88,577 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 88,577 TOTAL JUST VALUE 170,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 160,000				
DOR CODE			0000 VACANT													PERMIT NUM DESCRIPTION AMT ISSUED			
MAP NUM			MKT AREA																
NEIGHBORHOOD/LOC			4053.00													<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2238/1647 11/19/2018 WD Q V 01 53,000 GRANTOR: MACKOUL GEORGE R ET A GRANTEE: HARPE JOHN E JR 1922/1377 6/13/2014 PR U V 19 100 GRANTOR: MACKOUL GEORGE R P/R GRANTEE: MACKOUL GEORGE R ET			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														

TOTALS																
EXTRA FEATURES																
MACAW RD, YULEE																
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/08/2025		MLU		
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														
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
1	000100	C	RES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

BUILDING NOTES									
BUILDING DIMENSIONS									