IN OR 2733 PG 524

PAGE CARL ANTHONY & CHRISTINA ANNE
86448 MACAW RD
YULEE, FL 32097

2025

04-2N-27-0000-0003-0640

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	04	Quality Level 04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

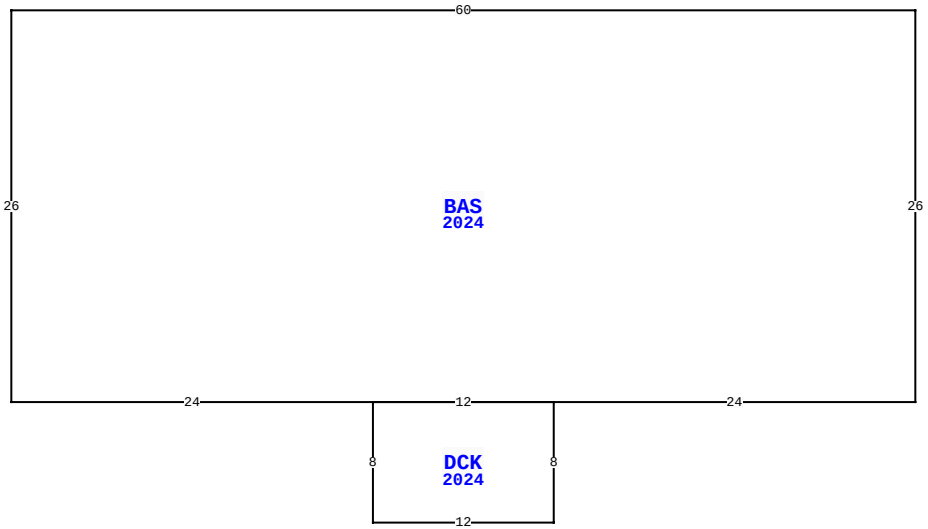
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2024	1,560	167,506
DCK	96	15	2024	14	1,503
TOTALS	1,656			1,574	169,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,574	127.6000	108.46	170,716	2024	2024	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2025 Heated Area: 1560 HX Base Yr 2025



86448 MACAW RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,009
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		254,009
SOH/AGL Deduction		0
ASSESSED VALUE		254,009
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,287
TOTAL JUST VALUE		254,009
NCON VALUE		169,009
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,805

DW/MH VIN: LOHGA20039524(A/B) _ TITLE: 155178410 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003690	REPLACEMENT M/H D	0	04/02/2024
MH240000457	REPLACEMENT M/H D	0	01/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/524	8/19/2024	WD	Q	I	01	280,000
GRANTOR: CITYGATE HOMES LLC						
GRANTEE: PAGE CARL ANTHONY &						
2679/1082	11/13/2023	WD	U	I	37	52,300
GRANTOR: PATTON RANDALL C						
GRANTEE: CITYGATE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E60 S26 W24 W12 W24 N26 $
DCK=[YR=2024;ORIG=44,36] E12 S8 W12 N8 $
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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
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/13/2024 BY KW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS