

MILLER SUZANNE J
86141 MACAW ROAD
YULEE, FL 32097

05-2N-27-0000-0001-0010

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																									
Exterior Wall		30	VINYL 100		0820	02	1,032	123.6000	98.88	102,044	1984	1984	0	0	0	70.00	30.00	VALUATION BY					STANDARD																					
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 100% - 0										Heated Area: 984					HX Base Yr 1985					Tax Group: 4					Tax Dist:														
Roof Cover		12	MODULAR MT 100		41 24 24 31 10 20 20 8 8										BUILDING MARKET VALUE					30,613																								
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					7,909																								
Interior Floor		14	CARPET 90												TOTAL LAND VALUE - MARKET					85,000																								
Interior Floor		08	SHT VINYL 10												TOTAL MARKET VALUE					123,522																								
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					83,096																								
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					40,426																								
Bedrooms			3 100												TOTAL EXEMPTION VALUE					HX HB WX SL					40,426																			
Bathrooms			2 100												BASE TAXABLE VALUE					0																								
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					123,522																								
Stories		1.	1. 100												NCON VALUE					0																								
Units			0 100		INCOME VALUE																																							
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					114,762																																		
Quality		03	Quality Level 03																																									
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	984	100	1993	984	29,189																																							
FOP	160	30	1993	48	1,424																																							
TOTALS		1,144			1,032	30,613																																						
EXTRA FEATURES					86141 MACAW RD, YULEE										BLD DATE					LGL DATE					05/08/2025					MLU														
															XF DATE					LAND DATE																								
															INC DATE					AG DATE																								
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																									
1	1242	WD DECK A		0	100	6	20	120.00		SF	10.00	10.00	100	1986	1986	3	20	240																										
2	0510	GARAGE WD-		0	100	32	24	768.00		SF	35.00	35.00	100	1985	1985	3	20	5,376																										
3	0810	CONCRETE A		0	100	0	0	504.00		SF	6.50	6.50	100	1996	1996	3	70	2,293																										
LAND DESCRIPTION																									TOTAL OB/XF										7,909									
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		100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000																										