PT SW1/4 OF SW1/4 OF FRAC SEC
5-2N-27E IN OR 2360/184

OLIVER SHADE H
76125 PARROT WAY
YULEE, FL 32097

**2025**

**05-2N-27-0000-0002-0040**

## 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 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 04

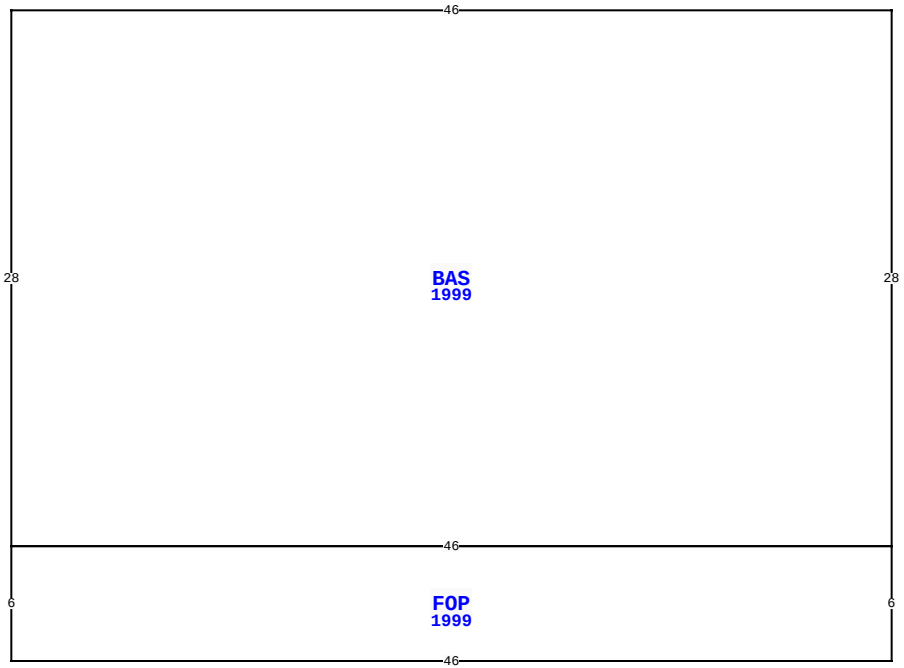
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,288 | 100 | 1999 | 1,288 | 131,173 |
| FOP | 276 | 30 | 1999 | 83 | 8,453 |
| TOTALS | 1,564 | | | 1,371 | 139,626 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,371 | 116.0640 | 116.06 | 159,118 | 1999 | 1999 | 0 | 0 | 0 | 12.25 | 87.75 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1288 HX Base Yr 2021




76125 PARROT WAY, YULEE

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

## 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 | 0510 | GARAGE WD- | 0 | 100 | 25 | 25 | 625.00 | SF | 23.45 | 23.45 | 100 | 2012 | 2012 | 3 | 64 | 9,380 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 384.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 50 | 1,920 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 126.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 77 | 631 | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 139,626 |
| TOTAL MARKET OB/XF VALUE | | 11,931 |
| TOTAL LAND VALUE - MARKET | | 95,200 |
| TOTAL MARKET VALUE | | 246,757 |
| SOH/AGL Deduction | | 78,607 |
| ASSESSED VALUE | | 168,150 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 117,428 |
| TOTAL JUST VALUE | | 246,757 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 235,729 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9906046 | NEW CONSTR | 67,500 | 05/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2360/0184 | 5/08/2020 | WD | Q | I | 01 | 224,000 |
| GRANTOR: MCKENDREE JOSHUA D | | | | | | |
| GRANTEE: OLIVER SHADE H | | | | | | |
| 1800/1327 | 6/29/2012 | WD | Q | I | 02 | 126,500 |
| GRANTOR: NORFLEET CHRISTOPHER | | | | | | |
| GRANTEE: MCKENDREE JOSHUA D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W46 S28 FOP=[YR=1999] S6 E46 N6 W46$ E46 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 11,931

| 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 | 1.12 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 95,200 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.12 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/30/2025 BY SYS