PT SE1/4 OF SE1/4 OF FRAC SEC
5-2N-27E PAR 2-5
IN OR 2109/721

SCOTT WILLIE GERALD
76087 PARROT WAY
YULEE, FL 32097

2025

05-2N-27-0000-0002-0050

BUILDING CHARACTERISTICS

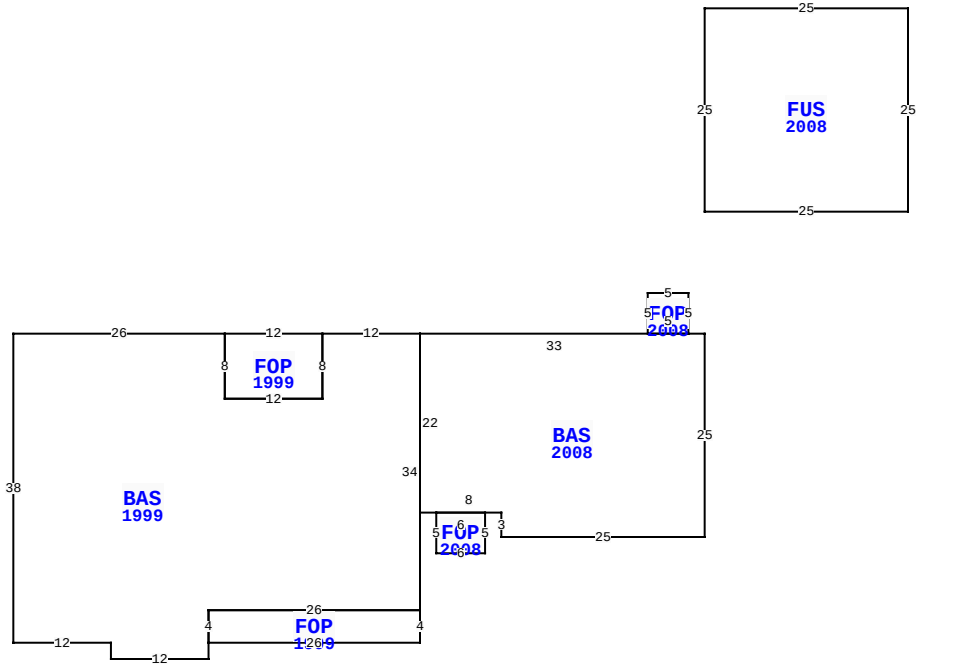
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,724	100	1999	1,724	152,573
BAS	845	100	2008	845	74,782
FOP	96	30	1999	29	2,566
FOP	104	30	1999	31	2,743
FOP	25	30	2008	8	708
FOP	30	30	2008	9	797
FUS	625	100	2008	625	55,312
TOTALS	3,449			3,271	289,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,271	97.5200	97.52	318,988	1999	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2000 Heated Area: 3194 HX Base Yr 2000



76087 PARROT WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	289,482
TOTAL MARKET OB/XF VALUE	11,259
TOTAL LAND VALUE - MARKET	86,700
TOTAL MARKET VALUE	387,441
SOH/AGL Deduction	187,414
ASSESSED VALUE	200,027
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	149,305
TOTAL JUST VALUE	387,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13708	3 TON UNIT	0	03/01/2008
B20096	ADDITION	32,450	06/01/2007
R10482	REPAIR/RRF	3,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/0721	3/21/2017	QC	U	I	11	100
GRANTOR: SCOTT WILLIE GERALD &						
GRANTEE: SCOTT WILLIE GERALD						
1619/0816	5/05/2009	WD	U	I	11	100
GRANTOR: SCOTT WILLIE GERALD &						
GRANTEE: SCOTT WILLIE GERALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W2 FOP=[YR=2008] N5 W5 S5 E5 $ W33
BAS=[YR=1999] W12 FOP=[YR=1999] W12 S8 E12N8$ S8 W12 N8 W26
S38 E12 S2 E12 N2 FOP=[YR=1999] E26 N4 W26 S4$ N4 E26 N34$
S22 E2 FOP=[YR=2008] S5 E6 N5 W6$ E8 S3 E25 N25$ PTR=N15
FUS=[YR=2008] N25 E25 S25 W25$ S15$.

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	0811	CONCRETE B	0	100	0	0	1,088.00	SF	5.20	5.20	100	1999	1999	3	75	4,243	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
3	1242	WD DECK A	0	100	29	12	373.00	SF	10.00	10.00	100	2002	2002	3	20	746	
4	0680	POLE SHED	0	100	14	12	168.00	SF	10.00	10.00	100	2005	2005	3	36	605	
5	0810	CONCRETE A	0	100	41	12	492.00	SF	6.50	6.50	100	2004	2004	3	83	2,654	
6	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	1999	1999	3	75	176	

LAND DESCRIPTION

TOTAL OB/XF 11,259

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	1.02	AC		1.00	1.00	1.00	85,000.00	85,000.00	86,700							

REVIEW DATE 02/09/2024 BY KBA Total Acres: 1.02 Total Land Value: 86,700 Market: 0 Agricultural: 0 Common: 86,700 PRINTED 07/30/2025 BY SYS