

PT OF SEC 44-3N-26E
PT OR 2566/585 BEING PARCEL 2
(EX OR 1824/1907)

WHITE GRACIE L/E/
67790 AMOS WHITE RD
YULEE, FL 32097

2025

07-3N-26-0000-0008-0030



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	AP	NORM	% COND	PAGE 1 of 1																			
Exterior Wall	15	CONC BLOCK 70	0100	01	2,275	82.3935	82.39	187,437	1971	1971	0	0	55	29.97	20.00	VALUATION SUMMARY																			
Exterior Wall	20	FACE BRICK 30	1 SINGLE FAM - 0% - 0													Heated Area: 1854 HX Base Yr																			
Roof Structur	03	GABLE/HIP 100															VALUATION BY						STANDARD												
Roof Cover	03	COMP SHNGL 100															Tax Group: 4						Tax Dist:												
Interior Wall	05	DRYWALL 60															BUILDING MARKET VALUE						37,487												
Interior Wall	04	PLYWOOD 40															TOTAL MARKET OB/XF VALUE						8,609												
Interior Floo	14	CARPET 70															TOTAL LAND VALUE - MARKET						278,740												
Interior Floo	09	PINE WOOD 30															TOTAL MARKET VALUE						97,421												
Air Condition	01	NONE 100															SOH/AGL Deduction						17,481												
Heating Type	02	CONVECTION 100															ASSESSED VALUE						79,940												
Bedrooms	3	100															TOTAL EXEMPTION VALUE						0												
Bathrooms	1.5	100															BASE TAXABLE VALUE						79,940												
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE						324,836																										
Stories	1.	1. 100	NCON VALUE						0																										
Units	0	100	INCOME VALUE						0																										
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE						218,196																										
Occupancy	00	NONE 100																																	
Quality	02	Quality Level 02																																	
DOR CODE	5000IMPROVED AG																																		
MAP NUM			MKT AREA		05																														
NEIGHBORHOOD/LOC	5001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,854	100	1993	1,854	30,550																														
FSP	60	40	2006	24	395																														
FST	110	55	1993	60	989																														
UCP	231	20	2006	46	758																														
UOP	156	20	2006	31	511																														
USP	60	30	2006	18	297																														
USP	190	30	2006	57	939																														
UST	203	45	1993	91	1,499																														
UST	209	45	1993	94	1,549																														
TOTALS	3,073			2,275	37,487																														
EXTRA FEATURES						67828 AMOS WHITE RD, YULEE												BLD DATE XF DATE INC DATE						LGL DATE LAND DATE AG DATE						05/13/2025 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																		
1	0680	POLE SHED	0	0	0	0	400.00	SF	10.00	10.00	100	1980	1980	3	20	800																			
2	0680	POLE SHED	0	0	0	0	400.00	SF	10.00	10.00	100	1980	1980	3	20	800																			
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	30.8	1,078																			
4	0510	GARAGE WD-	0	0	0	0	336.00	SF	35.00	35.00	100	1986	1986	3	20	2,352																			
5	0351	CARPORT MT	0	0	20	10	200.00	SF	10.00	10.00	100	1990	1990	3	20	400																			
6	0350	CARPORT WD	0	0	14	24	336.00	SF	5.20	5.20	100	1986	1986	3	20	349																			
7	0681	POLE SHED	0	0	22	22	484.00	SF	15.00	15.00	100	1986	1986	3	20	1,452																			
8	0350	CARPORT WD	0	0	0	0	530.00	SF	13.00	13.00	100	1990	1990	3	20	1,378																			
TOTAL OB/XF																		8,609																	
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																		
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.33	AC		1.00	1.00	1.00	525.00	525.00	1,223																		
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	13.79	AC		1.00	1.00	1.00	370.00	370.00	5,102																		
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.12	AC		1.00	1.00	1.00	14,500.00	14,500.00	233,740																		
REVIEW DATE 03/31/2021 BY KBA Total Acres: 17.12 Total Land Value: 51,325 Market: 233,740 Agricultural: 6,325 Common: 45,000 PRINTED 07/30/2025 BY SYS																																			