LOTS 5 6 & 7
IN OR 2314/1176
N E FLA SPORTSMAN CLUB S/D

HEALEY-PARKER MARGAUREE/HEALEY KELLEY
75073 PARRISH RD
YULEE, FL 32097

2025

14-2N-26-4280-0023-0050

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

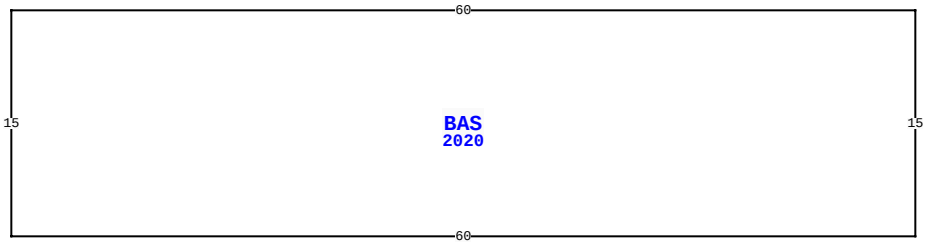
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2020	900	82,123
TOTALS	900			900	82,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	900	113.0000	96.05	86,445	2020	2020	0	0	0	5.00	95.00

3 M/H 94+ – 100% - 2021 Heated Area: 900 HX Base Yr 2021



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,123
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		142,123
SOH/AGL Deduction		21,667
ASSESSED VALUE		120,456
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		19,734
TOTAL JUST VALUE		142,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0000459	CO ISSUED	0	01/16/2020
19001329	DEMOLITION	300	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2314/1176	10/11/2019	WD	Q	I	01	56,500
GRANTOR: MCCORMICK CARL C & DI						
GRANTEE: HEALEY -PARKER MARG						
2147/0910	9/20/2017	QC	U	V	11	100
GRANTOR: MOORE ASHLEY FKA ASHL						
GRANTEE: MCCORMICK CORTNEY E						

75073 PARRISH RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S15 E60 N15$.

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		RM	0.00	0.00	3.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	60,000							

REVIEW DATE 10/22/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS