PT OF THE JOHN D VAUGHAN GRANT
IN SEC 38-2N-27E
IN OR 2516/1250 BEING PARCEL 1

MCKENZIE ROBERT P & BONNIE L
94108 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2025

38-2N-27-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

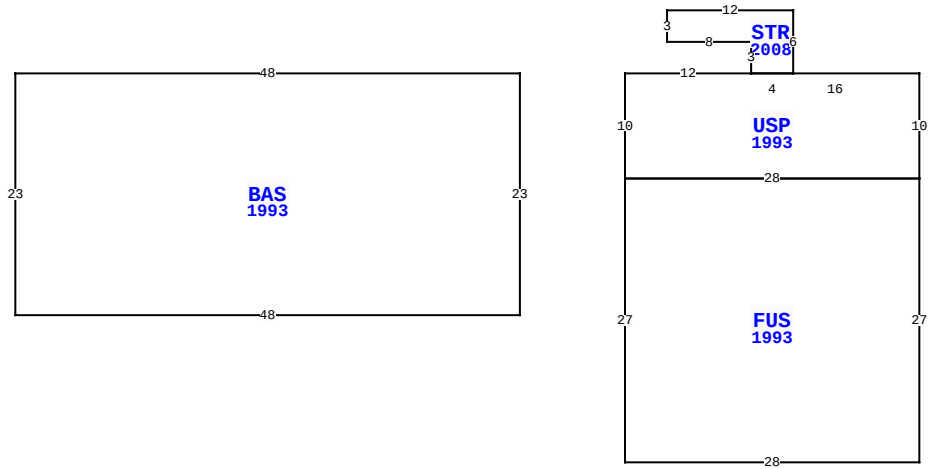
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	80,937
FUS	756	100	1993	756	55,424
STR	48	10	2008	5	366
USP	280	30	1993	84	6,158
TOTALS	2,188			1,949	142,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,949	103.6840	103.68	202,072	1971	1971	0	0	0	29.29	70.71

1 SINGLE FAM – 0% - 0 Heated Area: 1860 HX Base Yr



86046 PEEPLES RD, YULEE

BLD DATE	09/18/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	142,885
TOTAL MARKET OB/XF VALUE	61
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	202,946
SOH/AGL Deduction	4,423
ASSESSED VALUE	198,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,523
TOTAL JUST VALUE	202,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/1250	11/23/2021	TD	Q	I	05	1,500,000
GRANTOR: AUTORE BURL A & SANDR						
GRANTEE: MCKENZIE ROBERT P &						
2047/1225	5/23/2016	WD	U	I	11	100
GRANTOR: AUTORE SANDRA						
GRANTEE: AUTORE BURL A & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23$ PTR= E10 USP=[YR=1993] E12 STR=[YR=2008] N3 W8 N3 E12 S6 W4$ E16 S10 FUS=[YR=1993] S27 W28 N27 E28$ W28 N10$ W10$.

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	0810	CONCRETE A	0	0	3	15	45.00	SF	6.50	6.50	100	1971	1971	3	21	61	

LAND DESCRIPTION

TOTAL OB/XF 61

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	0	0006	OR	85.00	112.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/22/2019 BY SBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS