

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

2025

38-2N-27-0000-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	15	CONC BLOCK 50								1101	04	1,515	88.9245	124.05	187,936			1955	1975	0	10		0	50.00	40.00	VALUATION BY																													
Exterior Wall	17	CB STUCCO 50								1 RETAILSTOR - 0% - 0										Heated Area: 1435										HX Base Yr										STANDARD															
Roof Structur	04	WOOD TRUSS 100																																						Tax Group: 4								Tax Dist:							
Roof Cover	12	MODULAR MT 100																																						BUILDING MARKET VALUE								75,174							
Interior Wall	05	DRYWALL 60																																						TOTAL MARKET OB/XF VALUE								4,063							
Interior Wall	01	MINIMUM 40																																						TOTAL LAND VALUE - MARKET								136,416							
Interior Floo	08	SHT VINYL 60																																						TOTAL MARKET VALUE								215,653							
Interior Floo	03	CONC FINSH 40																																						SOH/AGL Deduction								23,749							
Ceiling	02	F.NOT SUS 100																																						ASSESSED VALUE								191,904							
Air Condition	03	CENTRAL 100																																						TOTAL EXEMPTION VALUE								0							
Heating Type	04	AIR DUCTED 100																																						BASE TAXABLE VALUE								191,904							
Fixtures		7 100																																						TOTAL JUST VALUE								215,653							
Frame	03	MASONRY 100																																						NCON VALUE								0							
Story Height		8 100																																						INCOME VALUE								147,407							
RMS		5 100																																						PREVIOUS YEAR MKT VALUE								174,458							
Stories	1.	1. 100																																						OWNER ALSO OWNS ADJCNT PRCLL: 38-2N-27-0000-0014-															
Units		0 100																																						ABSOLUTE BAIL BONDS (463473) / JOE PARRISH BAIL BO															
BUD8 Adjustme	04	DIST 01 100																																																					
Quantity	00	ONE 100																																																					
Map Num		1200																																																					
Map Num		MKT AREA																																																					
NEIGHBORHOOD/LOC		4002.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	1,435	100	1993	1,435	71,205																																																		
CAN	176	30	1993	53	2,630																																																		
UOP	6	20	2011	1	50																																																		
UOP	63	20	2011	13	645																																																		
UST	32	40	2011	13	645																																																		
TOTALS	1,712			1,515	75,174																																																		
EXTRA FEATURES										463475 EAST SR 200, YULEE																																													
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	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40																																							
2	0810	CONCRETE A	0	0	0	0	470.00	SF	5.20	5.20	100	1980	1980	3	30	733																																							
3	0803	ASPHALT C	0	0	0	0	3,100.00	SF	1.60	1.60	100	1980	1980	3	50	2,480																																							
4	0430	CL FNC 6B	0	0	0	0	258.00	LF	7.76	7.76	100	1980	1980	3	20	400																																							
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120																																							
6	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1980	1980	3	20	140																																							
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1980	1980	3	20	150																																							
LAND DESCRIPTION										TOTAL OB/XF										4,063																																			
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	001200	C	STORE COMB	0	0004	CI	98.00	137.00	9,744.00	SF		1.00	1.00	1.00	14.00	14.00	136,416																																						