PT OF THE JOHN D VAUGHAN GRANT
IN SEC 38-2N-27E
IN OR 2516/1250 BEING PARCEL 3

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

2025

38-2N-27-0000-0014-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

463479 SR 200, YULEE

BLD DATE	02/04/2022	KK	LGL DATE	04/25/2025 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,818
TOTAL LAND VALUE - MARKET	1,045,440
TOTAL MARKET VALUE	1,061,258
SOH/AGL Deduction	324,156
ASSESSED VALUE	737,102
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	737,102
TOTAL JUST VALUE	1,061,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	670,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428409	CARPORT	8,833	02/01/2014
SU990143	SIGN	18,000	04/01/1999

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 &						
1480/1593	2/23/2007	WD	Q	I	01	100
GRANTOR: AUTORE SANDRA JEAN &						
GRANTEE: AUTORE BURL A & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0680	POLE SHED	0	0	58	30	1,740.00	SF	8.00	8.00	100	1984	1984	3	27	3,758	
2	0423	CL FNC 5'	0	0	0	0	1,195.00	LF	5.48	5.48	100	1985	1985	3	21	1,375	
3	0680	POLE SHED	0	0	70	15	1,050.00	SF	8.00	8.00	100	1977	1977	3	27	2,268	
4	0940	SHEDS/PORT	0	0	14	8	112.00	SF	20.10	20.10	100	1965	1965	3	20	450	
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	437.50	437.50	100	1985	1985	3	21	184	
6	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1990	1990	3	26	146	
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1990	1990	3	26	195	
8	0351	CARPORT MT	0	0	21	20	420.00	SF	5.90	5.90	100	2014	2014	3	60	1,487	
9	0681	POLE SHED	0	0	0	0	346.00	SF	15.00	15.00	100	1984	1984	3	20	1,038	
10	0681	POLE SHED	0	0	14	30	420.00	SF	15.00	15.00	100	2000	2000	3	36	2,268	

TOTAL OB/XF 13,169

LAND DESCRIPTION

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	001001	C	V CM/XFOBT	0		CI	164.00	534.00	87,120.00	SF		1.00	1.00	1.00	12.00	12.00	1,045,440							

REVIEW DATE 02/04/2022 BY KK Total Acres: 2.00 Total Land Value: 1,045,440 Market: 0 Agricultural: 0 Common: 1,045,440 PRINTED 07/30/2025 BY SYS

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BUILDING DIMENSIONS

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11	0940	SHEDS/PORT	0	0	12	11	132.00	SF	30.00	30.00	100	1992	1992	3	20	792	
12	0681	POLE SHED	0	0	11	4	44.00	SF	15.00	15.00	100	1992	1992	3	27	178	
13	0681	POLE SHED	0	0	14	20	280.00	SF	15.00	15.00	100	2000	2000	3	36	1,512	
14	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1985	1985	3	21	63	
15	0443	STK FNC 6'	0	0	0	0	16.00	LF	10.00	10.00	100	2015	2015	3	65	104	

TOTAL OB/XF 2,649

LAND DESCRIPTION

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

REVIEW DATE 02/04/2022 BY KK Total Acres: 2.00 Total Land Value: 1,045,440 Market: 0 Agricultural: 0 Common: 1,045,440 PRINTED 07/30/2025 BY SYS