

PT OR 938/459
R434084 & R434085
R673952 & R673953

MCKENDREE EUGENE G REV LVG TRUST/MCKENDREE EUGENE
PO BOX 639
YULEE, FL 32041-0639

2025

42-2N-27-0000-0059-0000



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	NORM	% COND	PAGE 1 of 3																										
Exterior Wall	05	AVERAGE 50	2703	04	578	70.1190	33.13	19,149	1977	1977	0	0	0	50.00	50.00	VALUATION BY																									
Exterior Wall	15	CONC BLOCK 50	1 GARAGE - 0% - 2023													Heated Area: 576													HX Base Yr												
Roof Structure	04	WOOD TRUSS 100																																							
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	04	PLYWOOD 70																																							
Interior Wall	01	MINIMUM 30																																							
Interior Floor	03	CONC FINSH 100																																							
Ceiling	01	FIN.SUSPD 100																																							
Air Condition	01	NONE 100																																							
Heating Type	01	NONE 100																																							
Fixtures	2	100																																							
Frame	03	MASONRY 100																																							
Story Height	8	100																																							
RMS	2	100																																							
Stories	1.	100																																							
Units	0	100																																							
Occupancy	00	OWNER OCC 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			1200	STORE/OFFICE/RESID																																					
MAP NUM																					MKT AREA		04																		
NEIGHBORHOOD/LOC			4051.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	576	100	1993	576	9,542																																				
STP	25	10	1993	2	33																																				
TOTALS			601		578	9,574																																			
EXTRA FEATURES						850817 US HWY 17, 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	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	1980	1980	3	30	99																									
2	0803	ASPHALT C	0	0	0	0	4,340.00	SF	2.00	2.00	100	1986	1986	3	50	4,340																									
3	0350	CARPORT WD	0	0	31	30	930.00	SF	13.00	13.00	100	1999	1999	3	20	2,418																									
4	0756	FEP	0	0	16	12	192.00	SF	27.00	27.00	100	2000	2000	3	20	1,037																									
5	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	100	2000	2000	3	48	2,304																									
6	0810	CONCRETE A	0	0	30	17	510.00	SF	6.50	6.50	100	2002	2002	3	80	2,652																									
7	0350	CARPORT WD	0	0	62	24	1,488.00	SF	8.58	8.58	100	1990	1990	3	20	2,553																									
8	0681	POLE SHED	0	0	8	7	56.00	SF	15.00	15.00	100	2002	2002	3	29	244																									
9	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835																									
10	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2010	2010	3	40	2,400																									
LAND DESCRIPTION						TOTAL OB/XF														20,882																					
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	RM	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	5.00	5.00	217,800																								
2	000100	C	RES	0	0004	RM	0.00	0.00	3.60	AC		1.00	1.00	0.70	55,000.00	38,500.00	138,600																								
REVIEW DATE 09/03/2020 BY KK Total Acres: 3.60 Total Land Value: 356,400 Market: 0 Agricultural: 0 Common: 356,400 PRINTED 07/30/2025 BY SYS																																									

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