

IN OR 1900/425
PARCELS 8-1 & 8-7
EX 8-8 & 8-9

PARKER GORDON O
77102 PARKERVILLE PL
YULEE, FL 32097

2025

50-3N-27-0000-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories		1. 1. 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
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100	1993	1,375	97,268
FCP	480	25	1993	120	8,489
FOP	55	30	1993	16	1,132
FOP	345	30	1993	104	7,357
FST	130	55	1993	72	5,093
UCP	448	20	2001	90	6,367

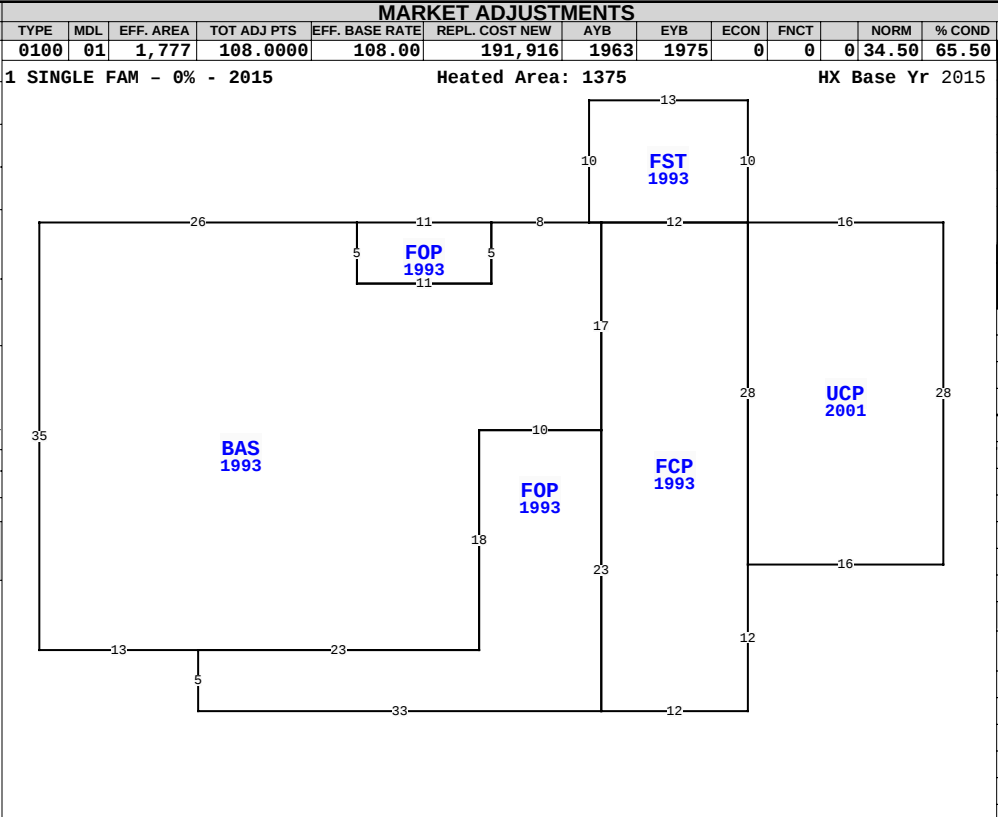
TOTALS	2,833			1,777	125,705
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EXTRA FEATURES

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	0812	CONCRETE C	0	0	0	0	2,122.00	SF	4.00	4.00	100	1970	1970	3	20	1,698	
2	0200	BARN WD 0-	0	100	25	18	450.00	SF	20.00	20.00	100	1970	1970	3	20	1,800	
3	0350	CARPORT WD	0	100	21	27	567.00	SF	13.00	13.00	100	1980	1980	3	20	1,474	
4	0200	BARN WD 0-	0	100	31	12	372.00	SF	20.00	20.00	100	1970	1970	3	20	1,488	
5	0812	CONCRETE C	0	100	0	0	1,782.00	SF	4.00	4.00	100	1999	1999	3	75	5,346	
6	0350	CARPORT WD	0	100	0	0	1,280.00	SF	6.50	6.50	100	1980	1980	3	20	1,664	

LAND DESCRIPTION

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000100	C	RES	100		OR	0.00	0.00	2.66	AC		1.00	1.00	0.65	85,000.00	55,250.00	146,965							
3	009630	C	SWAMP	100		OR	0.00	0.00	1.45	AC		1.00	1.00	1.00	500.00	500.00	725							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF																	13,470
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	0812	CONCRETE C	0	0	0	0	2,122.00	SF	4.00	4.00	100	1970	1970	3	20	1,698	
2	0200	BARN WD 0-	0	100	25	18	450.00	SF	20.00	20.00	100	1970	1970	3	20	1,800	
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6	0350	CARPORT WD	0	100	0	0	1,280.00	SF	6.50	6.50	100	1980	1980	3	20	1,664	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY				PAGE 1 of 2	4
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		271,585			
TOTAL MARKET OB/XF VALUE		13,470			
TOTAL LAND VALUE - MARKET		232,690			
TOTAL MARKET VALUE		517,745			
SOH/AGL Deduction		198,813			
ASSESSED VALUE		318,932			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		268,210			
TOTAL JUST VALUE		517,745			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		475,479			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-544	MH MOVE-ON	10,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1900/0425	1/29/2014	WD	U	I	30	100
GRANTOR: PARKER JULIAN H JR						
GRANTEE: PARKER JULIAN H JR						
1171/0330	9/12/2003	WD	Q	I	01	100
GRANTOR: PARKER GORDON O & MIC						
GRANTEE: PARKER JULIAN H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-29,0] W8 S5 W11 N5 W26 S35 E13 E23 N18 E10 N17 W1 \$

FCP=[YR=1993;ORIG=-28,40] E12 N12 N28 W12 S17 S23 \$

UCP=[YR=2001;ORIG=0,0] W16 S28 E16 N28 \$

FOP=[YR=1993;ORIG=-61,35] S5 E33 N23 W10 S18 W23 \$

FST=[YR=1993;ORIG=-16,0] N10 W13 S10 E1 E12 \$

FOP=[YR=1993;ORIG=-37,0] W11 S5 E11 N5 \$

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