

TERRY CHARLES R & EYNA K
77182 PARKER ROAD
YULEE, FL 32097

2025



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 2																									
Exterior Wall	20	FACE BRICK 100	0100	01	2,247	104.8600	104.86	235,620	1980	1980	0	0	0	30.20	69.80	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2080													HX Base Yr 1981												
Roof Cover	03	COMP SHNGL 100	65 32 45 12 33 20 UCP 2022 FOP 1993																																						
Interior Wall	04	PLYWOOD 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	08	SHT VINYL 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 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																					
NEIGHBORHOOD/LOC			4053.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,080	100	1993	2,080	152,240																																				
FOP	396	30	1993	119	8,710																																				
UCP	240	20	2022	48	3,513																																				
TOTALS			2,716			2,247	164,463																			BLD DATE		LGL DATE		05/08/2025		MLU									
EXTRA FEATURES			77182 PARKER RD, YULEE																							XF DATE		LAND DATE		AG DATE											
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																									
2	0810	CONCRETE A	0	100	0	0	579.00	SF	6.50	6.50	100	1988	1988	3	52	1,957																									
3	0811	CONCRETE B	0	100	0	0	1,584.00	SF	5.20	5.20	100	1990	1990	3	57	4,695																									
4	0681	POLE SHED	0	100	14	32	448.00	SF	15.00	15.00	100	1997	1997	3	24	1,613																									
5	0351	CARPORT MT	0	100	12	14	168.00	SF	10.00	10.00	100	1997	1997	3	20	336																									
6	0680	POLE SHED	0	100	60	36	2,160.00	SF	10.00	10.00	100	2022	2022	3	95	20,520																									
LAND DESCRIPTION			TOTAL OB/XF														30,661																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																								
REVIEW DATE 06/27/2022 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																									

[illegible]