IN OR 844/1683
2002 MERT DW/MH

PARKER JULIAN H III & ANN W
77102 PARKERVILLE PL
YULEE, FL 32097

2025

50-3N-27-0000-0008-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

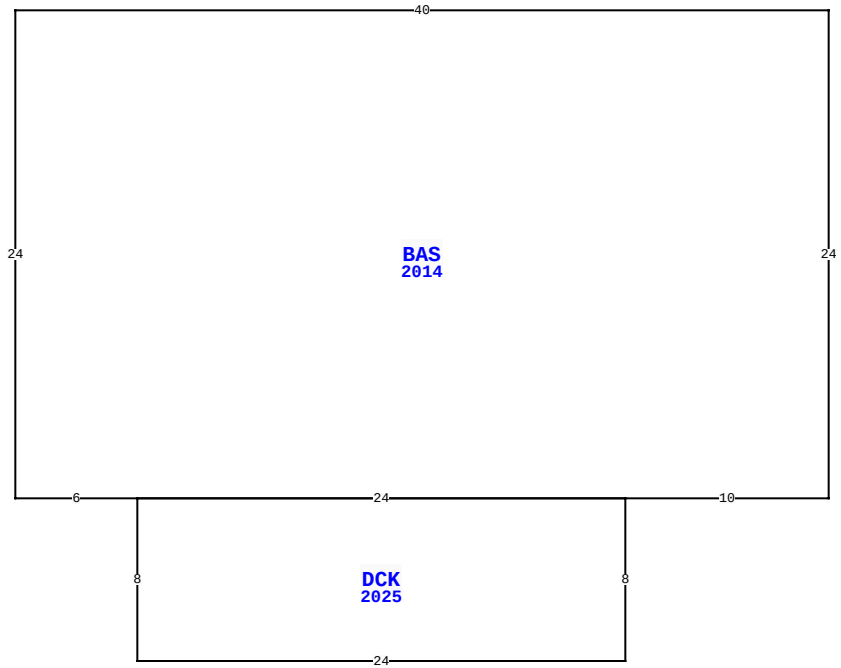
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	960	100	2014	960	47,707
DCK	192	15	2025	29	1,441
TOTALS	1,152			989	49,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	989	121.8000	103.53	102,391	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



77089 PARKERVILLE PL, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	49,148
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	121,540
TOTAL MARKET VALUE	170,688
SOH/AGL Deduction	23,226
ASSESSED VALUE	147,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,462
TOTAL JUST VALUE	170,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,942

MISC WD CRPTS = NV : KW 10/24
RP: 12676497 & 12676499
DW/MH/ID: FLHMLCF158625553(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013723	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0844/1683	8/13/1998	WD	U	I	18	100

GRANTOR: PARKER JULIAN JR & LO
GRANTEE: PARKER JULIAN III &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W40 S24 E6 E24 E10 N24 $
DCK=[YR=2025;ORIG=-34,24] E24 S8 W24 N8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		OR	0.00	0.00	2.37	AC		1.00	1.00	0.60	85,000.00	51,000.00	120,870							
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.20	AC		1.00	1.00	1.00	100.00	100.00	20							
3	009630	C	SWAMP	0		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	500.00	500.00	650							

REVIEW DATE 10/31/2024 BY KWA Total Acres: 3.87 Total Land Value: 121,540 Market: 0 Agricultural: 0 Common: 121,540 PRINTED 07/30/2025 BY SYS