IN OR 2487/105

SMITH ADRIENNE & WILLIAM/WOODWARD GENEVA
86033 MCKENDREE DR
YULEE, FL 32097

2025

50-3N-27-0000-0016-0000

BUILDING CHARACTERISTICS

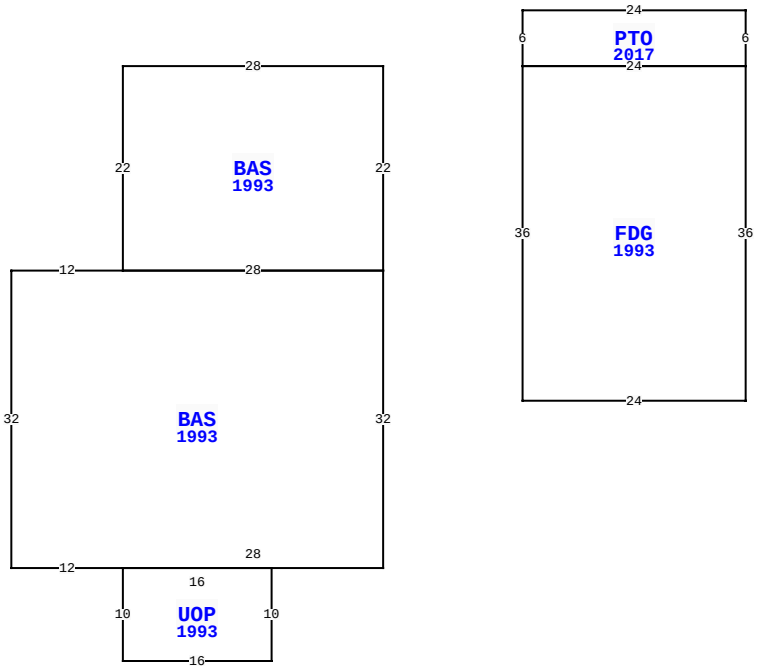
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	616	100	1993	616	51,047
BAS	1,280	100	1993	1,280	106,072
FDG	864	60	1993	518	42,926
PTO	144	5	2017	7	580
UOP	160	20	1993	32	2,651
TOTALS	3,064			2,453	203,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,453	105.6960	105.70	259,282	1988	1988	0	0	5	16.60	78.40

1 SINGLE FAM – 100% - 2022 Heated Area: 1896 HX Base Yr 2022



86033 MCKENDREE DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,277
TOTAL MARKET OB/XF VALUE		2,119
TOTAL LAND VALUE - MARKET		159,800
TOTAL MARKET VALUE		365,196
SOH/AGL Deduction		83,142
ASSESSED VALUE		282,054
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,332
TOTAL JUST VALUE		365,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5429	NEW CONSTR	2,600	10/17/1988
2760	H/AC	2,385	10/17/1988
3242	NEW CONSTR	0	10/11/1988
5185	DEMOLITION	0	09/27/1988
5186	NEW CONSTR	45,707	09/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0105	7/27/2021	WD	U	I	11	100
GRANTOR: WOODWARD SPALDING & G						
GRANTEE: WOODWARD GENEVA & A						
0717/0851	11/02/1994	WD	Q	I		83,500
GRANTOR: MARTINEX MARK & RETHA						
GRANTEE: WOODWARD SPALDING &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S22 BAS=[YR=1993] W12 S32 E12 UOP=[YR=1993] S10 E16 N10 W16$ E28 N32 W28$ E28 N22$ PTR=E15 PTO=[YR=2017] N6 E24 S6 W24 $ FDG=[YR=1993] E24 S36 W24 N36 $ W15 $.

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	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,063	
2	0681	POLE SHED	0	100	22	16	352.00	SF	15.00	15.00	100	1989	1989	3	20	1,056	

LAND DESCRIPTION

TOTAL OB/XF 2,119

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	000100	C	RES	100		OR	0.00	0.00	1.88	AC		1.00	1.00	1.00	85,000.00	85,000.00	159,800							

REVIEW DATE 03/30/2020 BY NWP Total Acres: 1.88 Total Land Value: 159,800 Market: 0 Agricultural: 0 Common: 159,800 PRINTED 07/30/2025 BY SYS