PAR 17 & 18
PT OR 1381/252
EX PT OR 1760/1397

AMBURGEY CRYSTAL GAIL/AMBURGEY DAVID ALLEN
86139 MCKENDREE DR
YULEE, FL 32097

2025

50-3N-27-0000-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

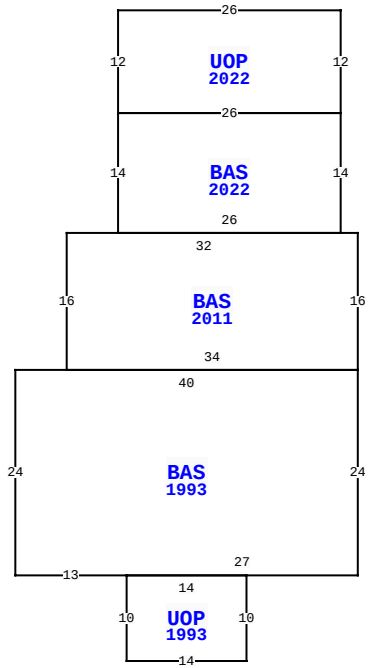
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1993	960	25,160
BAS	544	100	2011	544	14,257
BAS	364	100	2022	364	9,540
UOP	140	25	1993	35	917
UOP	312	25	2022	78	2,044
TOTALS	2,320			1,981	51,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,981	109.2000	87.36	173,060	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1868 HX Base Yr



86091 MCKENDREE DR, 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	51,918
TOTAL MARKET OB/XF VALUE	15,439
TOTAL LAND VALUE - MARKET	85,850
TOTAL MARKET VALUE	153,207
SOH/AGL Deduction	59,814
ASSESSED VALUE	93,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,393
TOTAL JUST VALUE	153,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/0252	1/11/2006	QC	U	I	07	100
GRANTOR: AMBURGEY DAVID E ETAL						
GRANTEE: AMBURGEY CRYSTAL GA						
1307/1064	4/06/2005	QC	Q	I	01	100
GRANTOR: AMBURGEY DAVID E & GE						
GRANTEE: AMBURGEY CRYSTAL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] N16 W2 BAS=[YR=2022] N14 UOP=[YR=2022] N12 W26 S12 E26$ W26 S14 E26$W32 S16 E34$ BAS=[YR=1993] W40 S24 E13 UOP=[YR=1993] S10 E14 N10 W14$ E27 N24$.

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	0350	CARPORT WD	0	0	22	30	660.00	SF	13.00	13.00	100	1981	1981	3	20	1,716	
2	0940	SHEDS/PORT	0	0	16	14	224.00	SF	30.00	30.00	100	2001	2001	3	20	1,344	
3	0810	CONCRETE A	0	0	17	14	238.00	SF	6.50	6.50	100	2001	2001	3	79	1,222	
4	0351	CARPORT MT	0	0	30	22	660.00	SF	10.00	10.00	100	2022	2022	3	93	6,138	
5	0810	CONCRETE A	0	0	0	0	780.00	SF	6.50	6.50	100	2022	2022	3	99	5,019	

LAND DESCRIPTION

TOTAL OB/XF 15,439

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	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,850							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 1.01 Total Land Value: 85,850 Market: 0 Agricultural: 0 Common: 85,850 PRINTED 07/30/2025 BY SYS