

PT OR 1381/252
R434392
EX PT OR 1760/1397

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

2025

50-3N-27-0000-0018-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100

Quality	02	Quality Level 02
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	624	100	1993	624	9,435
BAS	416	100	1998	416	6,290
TOTALS	1,040			1,040	15,725

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0940	SHEDS/PORT
2	0940	SHEDS/PORT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,040	63.0000	50.40	52,416	1963	1963	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 1040											
HX Base Yr											
BAS 1993											
BAS 1998											

86139 MCKENDREE DR, YULEE	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
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
1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	15,725		
TOTAL MARKET OB/XF VALUE	799		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	76,524		
SOH/AGL Deduction	37,376		
ASSESSED VALUE	39,148		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	39,148		
TOTAL JUST VALUE	76,524		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	64,558		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7862	NEW CONSTR	0	12/11/1991

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W52 S12 BAS=[YR=1998] S8 E52 N8 W52\$ E52 N12\$.											