LOT 1 (EX OR 210/182)
IN OR 1888/1018
EX R/W OR 1760/1400

GLIDDEN ROBERT C & JOYCE I
86069 MCKENDREE DR
YULEE, FL 32097

**2025**

**50-3N-27-4720-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |

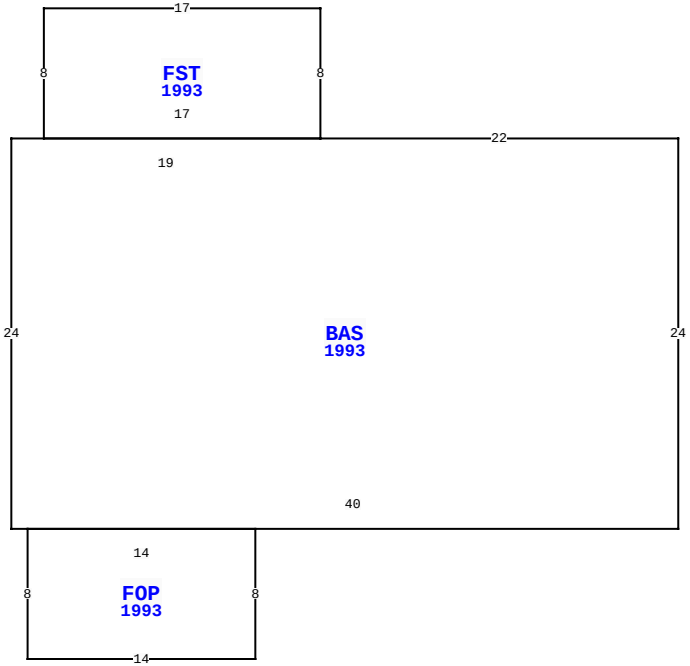
| | | |
|---|---|---|
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 984 | 100 | 1993 | 984 | 82,413 |
| FOP | 112 | 30 | 1993 | 34 | 2,847 |
| FST | 136 | 55 | 1993 | 75 | 6,282 |
| TOTALS | 1,232 | | | 1,093 | 91,542 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,093 | 111.3000 | 111.30 | 121,651 | 1958 | 1975 | 0 | 0 | 0 | 24.75 | 75.25 |

1 SINGLE FAM – 100% - 2014 Heated Area: 984 HX Base Yr 2014




86069 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 | | 94,220 |
| TOTAL MARKET OB/XF VALUE | | 648 |
| TOTAL LAND VALUE - MARKET | | 79,900 |
| TOTAL MARKET VALUE | | 174,768 |
| SOH/AGL Deduction | | 100,139 |
| ASSESSED VALUE | | 74,629 |
| TOTAL EXEMPTION VALUE | HX HB | 49,629 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 174,768 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 166,244 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19004195 | REPAIR/RRF | 6,500 | 04/25/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1888/1018 | 11/07/2013 | WD | Q | I | 02 | 90,000 |
| GRANTOR: FOUNTAIN GREGORY RAYM | | | | | | |
| GRANTEE: GLIDDEN ROBERT C & | | | | | | |
| 0958/0894 | 11/15/2000 | DG | Q | I | 01 | 100 |
| GRANTOR: NOLAN ROSALIE PEEPLES | | | | | | |
| GRANTEE: FOUNTAIN GREGORY RA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W22 FST=[YR=1993] N8 W17 S8 E17$ W19 S24 E1
FOP=[YR=1993] S8 E14 N8 W14$ E40 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 | 0810 | CONCRETE A | 0 | 100 | 40 | 4 | 160.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 312 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 16 | 7 | 112.00 | SF | 15.00 | 15.00 | 100 | 1994 | 1994 | 3 | 20 | 336 | |

## LAND DESCRIPTION

TOTAL OB/XF 648

| 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 | 0.94 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 79,900 | | | | | | | |

REVIEW DATE 07/17/2024 BY KWA Total Acres: 0.94 Total Land Value: 79,900 Market: 0 Agricultural: 0 Common: 79,900 PRINTED 07/30/2025 BY SYS

LOT 1 (EX OR 210/182)
IN OR 1888/1018
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**2025**

**50-3N-27-4720-0001-0000**

## 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 | 07 | NONE 100 |
| Interior Floo | 01 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

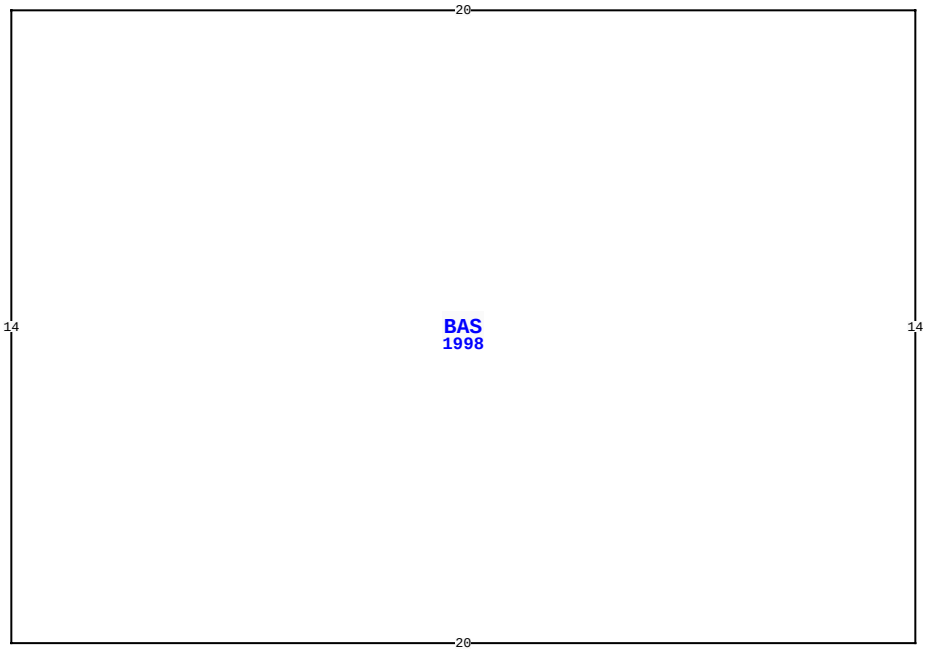
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 280 | 100 | 1998 | 280 | 2,678 |
| TOTALS | 280 | | | 280 | 2,678 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 280 | 51.7000 | 19.13 | 5,356 | 1985 | 1985 | 0 | 0 | 0 | 50.00 | 50.00 |

2 GARAGE RES – 100% - 2014 Heated Area: 280 HX Base Yr 2014




86069 MCKENDREE DR, YULEE

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| XF DATE | | LAND DATE | 05/08/2025 MLU |
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| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 166,244 |

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|---|---|---|---|
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| GRANTOR: FOUNTAIN GREGORY RAYM | | | | | | |
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| 0958/0894 | 11/15/2000 | DG | Q | I | 01 | 100 |
| GRANTOR: NOLAN ROSALIE PEEPLES | | | | | | |
| GRANTEE: FOUNTAIN GREGORY RA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W20 S14 E20 N14$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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