TRACT 16
IN OR 2393/1805
ROAD AGREEMENT OR 1892/1874

WALL KAMERON
86023 RUSH ROAD
YULEE, FL 32097

2025

52-3N-27-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

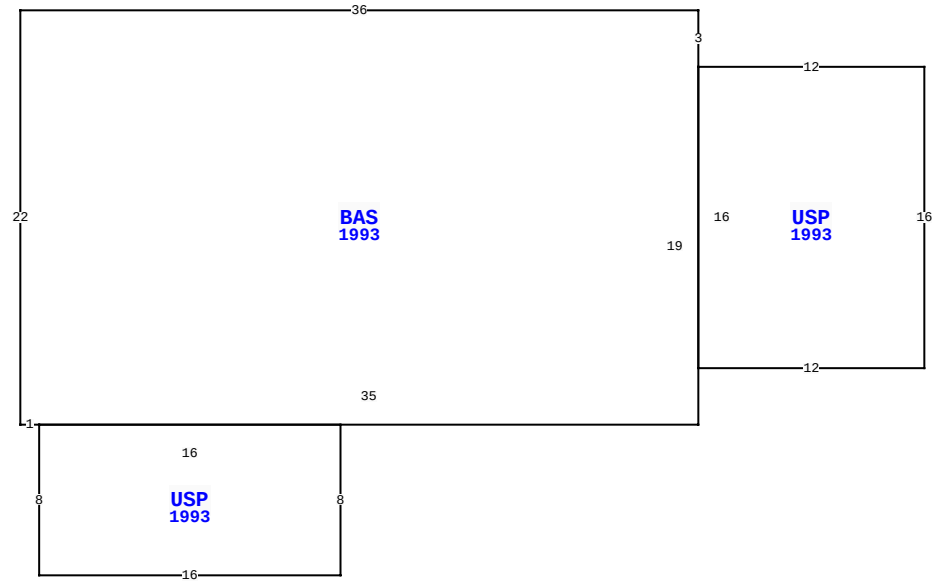
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	792	100	1993	792	73,903
USP	128	30	1993	38	3,546
USP	192	30	1993	58	5,412
TOTALS	1,112			888	82,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	888	119.0160	119.02	105,690	1965	1975	0	0	0	21.60	78.40

1 SINGLE FAM – 0% - 0 Heated Area: 792 HX Base Yr



86023 RUSH RD, 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	82,861
TOTAL MARKET OB/XF VALUE	1,186
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	160,547
SOH/AGL Deduction	27,605
ASSESSED VALUE	132,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,942
TOTAL JUST VALUE	160,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000357	NEW CONSTR	6,000	01/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2393/1805	8/28/2020	WD	Q	I	01	130,000
GRANTOR: PARKS WILLIAM R						
GRANTEE: WALL KAMERON						
1604/1094	2/05/2009	WD	Q	I	01	65,000
GRANTOR: DIXON DEWEY G						
GRANTEE: PARKS WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W12 BAS=[YR=1993] N3 W36 S22 E1 USP=[YR=1993] S8 E16 N8 W16 $ E35 N19 $ S16 E12 N16 $.

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	0940	SHEDS/PORT	0	0	14	16	224.00	SF	20.10	20.10	100	1990	1990	3	20	900	
2	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1985	1985	3	44	286	

LAND DESCRIPTION

TOTAL OB/XF 1,186

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	0005	OR	0.00	0.00	0.75	AC		1.00	1.00	1.20	85,000.00	102,000.00	76,500							

REVIEW DATE 06/08/2020 BY NWA Total Acres: 0.75 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS