

PT SW1/4 OF SW1/4 OF FRAC SEC
4-2N-27E & PT SE1/4 OF SE1/4
OF FRAC SEC 5-2N-27E PAR'S 1 &

BALLARD HELGA M
P O BOX 152
YULEE, FL 32041-0152

2026

05-2N-27-0000-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	

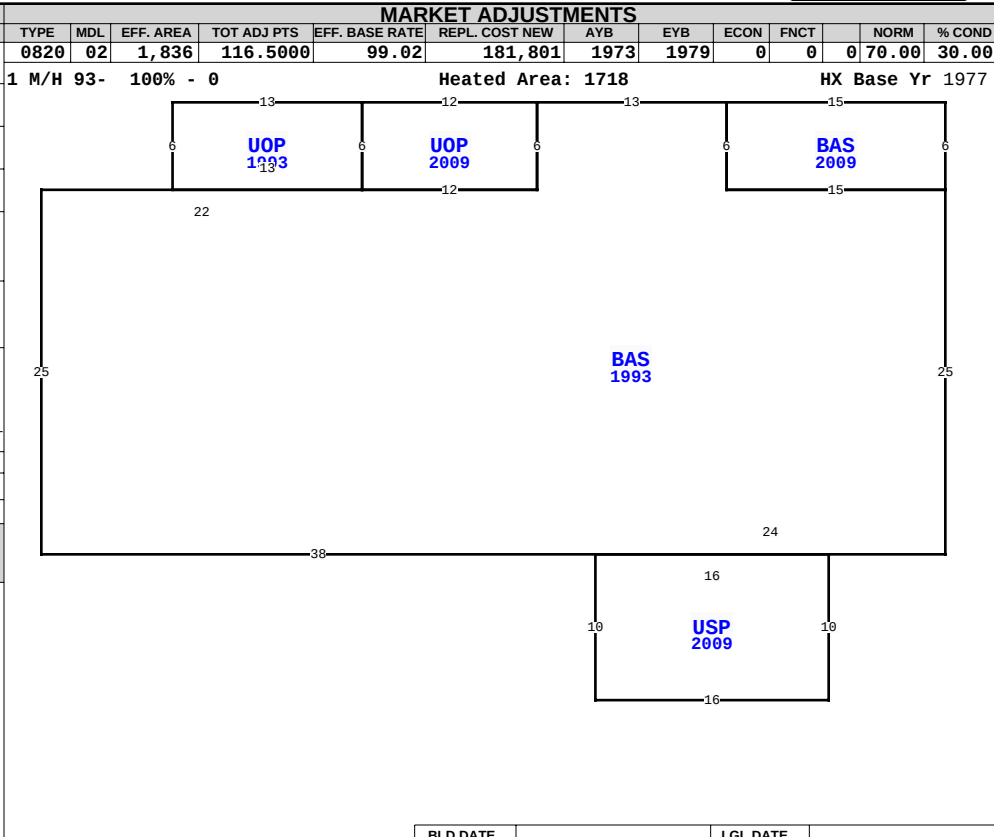
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	1993	1,628	48,362
BAS	90	100	2009	90	2,674
UOP	78	25	1993	20	594
UOP	72	25	2009	18	535
USP	160	50	2009	80	2,377

TOTALS	2,028			1,836	54,540
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	12	12	144.00	SF	10.00	10.00	100	1983
2	0511	GARAGE CB-	0 100	30	24	680.00	SF	40.00	40.00	100	1990
3	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2001
4	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2001
5	0910	SCRN RM L	0 100	12	12	144.00	SF	15.00	15.00	100	2006
7	0350	CARPORT WD	0 100	20	22	440.00	SF	13.00	13.00	100	1996

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	5.00	AC	1.00
2	009630	C	SWAMP	100		OR	0.00	0.00	0.87	AC	1.00



86223 MACAW RD, YULEE	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0680	POLE SHED	0 100	12	12	144.00	SF	10.00	10.00	100	1983	1983	3	20	288	
2	0511	GARAGE CB-	0 100	30	24	680.00	SF	40.00	40.00	100	1990	1990	3	54.5	14,824	
3	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
4	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
5	0910	SCRN RM L	0 100	12	12	144.00	SF	15.00	15.00	100	2006	2006	3	22	475	
7	0350	CARPORT WD	0 100	20	22	440.00	SF	13.00	13.00	100	1996	1996	3	20	1,144	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	5.00	AC	1.00
2	009630	C	SWAMP	100		OR	0.00	0.00	0.87	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
STANDARD											4
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											54,540
TOTAL MARKET OB/XF VALUE											28,731
TOTAL LAND VALUE - MARKET											450,435
TOTAL MARKET VALUE											533,706
SOH/AGL Deduction											384,648
ASSESSED VALUE											149,058
TOTAL EXEMPTION VALUE											56,411
BASE TAXABLE VALUE											92,647
TOTAL JUST VALUE											533,706
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											507,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1648/0471	11/10/2009	TX	U	I	15	27,000			
GRANTOR: TAX COLLECTOR									
GRANTEE: BALLARD JAMES M & H									
0209/0190	1/01/1975	WD	Q	V		12,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2009] N6 W15 S6 E15 \$ BAS=[YR=1993] W15 N6 W13 UOP=[YR=2009] W12 S6 E12 N6 \$ S6 W12 UOP=[YR=1993] N6 W13 S6 E13 \$ W22 S25E38 USP=[YR=2009] S10 E16 N10 W16 \$ E24 N25 \$.											