PT OF THE JOHN D VAUGHAN GRANT
IN SEC 38-2N-27E
IN OR 2516/1250 BEING PARCEL 2

MCKENZIE ROBERT P & BONNIE L
94108 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2026

38-2N-27-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floo	08	SHT VINYL 60
Interior Floo	03	CONC FINSH 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY 100

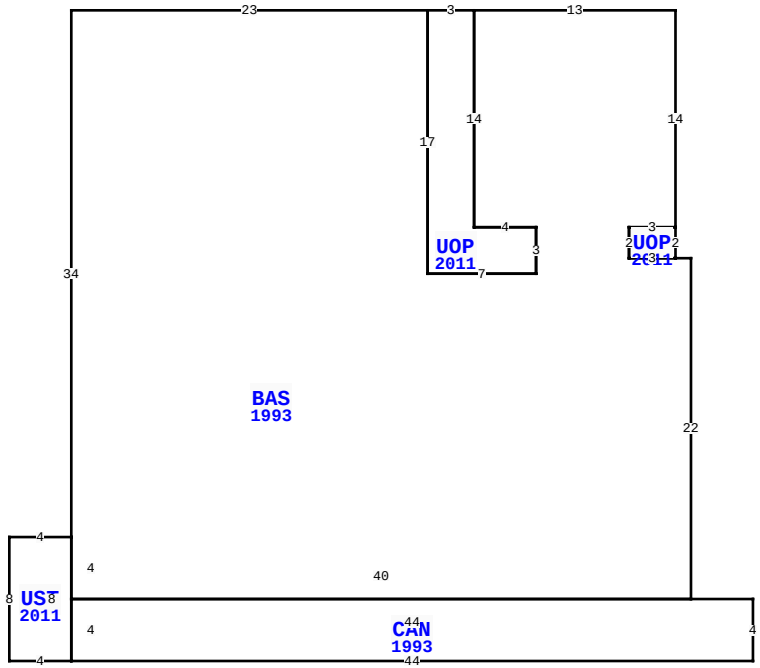
DOR CODE	1200	STORE/OFFICE/RES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,435	100	1993	1,435	75,544
CAN	176	30	1993	53	2,790
UOP	6	20	2011	1	53
UOP	63	20	2011	13	684
UST	32	40	2011	13	684
TOTALS	1,712			1,515	79,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,515	88.9245	131.61	199,389	1955	1975	0	10	0	50.00	40.00

1 RETAILSTOR 0% - 0 Heated Area: 1435 HX Base Yr



463475 EAST SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	79,756
TOTAL MARKET OB/XF VALUE	4,039
TOTAL LAND VALUE - MARKET	146,160
TOTAL MARKET VALUE	229,955
SOH/AGL Deduction	18,861
ASSESSED VALUE	211,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,094
TOTAL JUST VALUE	229,955
NCON VALUE	0
INCOME VALUE	147407
PREVIOUS YEAR MKT VALUE	215,653

OWNER ALSO OWNS ADJCNT PRCLL: 38-2N-27-0000-0014-
ABSOLUTE BAIL BONDS (463473) / JOE PARRISH BAIL BO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU250008177	SGU	100,000	07/24/2025
18000519	REPAIR/RRF	11,250	01/17/2018
Z970823	OTHER	0	07/01/1997
962027	H/AC	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/1250	11/23/2021	TD	Q	I	05	1,500,000
GRANTOR: AUTORE BURL A & SANDR						
GRANTEE: MCKENZIE ROBERT P &						
1480/1591	2/23/2007	WD	Q	I	01	100
GRANTOR: AUTORE BURL A & SANDR						
GRANTEE: AUTORE BURL A & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=2011] N2 W3 S2 E3$ W3 N2 E3 N14 W13 UOP=[YR=2011] W3 S17 E7 N3 W4 N14$ S14 E4 S3 W7 N17 W23 S34 UST=[YR=2011] W4 S8 E4 CAN=[YR=1993] E44 N4 W44 S4$ N8$ S4 E40 N22$.

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	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40	
2	0810	CONCRETE A	0	0	0	0	470.00	SF	5.20	5.20	100	1980	1980	3	29	709	
3	0803	ASPHALT C	0	0	0	0	3,100.00	SF	1.60	1.60	100	1980	1980	3	50	2,480	
4	0430	CL FNC 6B	0	0	0	0	258.00	LF	7.76	7.76	100	1980	1980	3	20	400	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120	
6	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1980	1980	3	20	140	
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1980	1980	3	20	150	

LAND DESCRIPTION

TOTAL OB/XF 4,039

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	001200	C	STORE COMB	0	0004	CI	98.00	137.00	9,744.00	SF		1.00	1.00	1.00	15.00	15.00	146,160							

REVIEW DATE 04/25/2025 BY KW Total Acres: 0.22 Total Land Value: 146,160 Market: 0 Agricultural: 0 Common: 146,160 PRINTED 07/09/2026 BY SYS