PT E WATERMAN MILL GRANT
SEC 41-3N-26E IN OR 1973/866
(EX OR 2638/901)

BLAYNEY RONALD L JR
852022 US HWY 17
YULEE, FL 32097

**2026**

**41-3N-26-0000-0002-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 |
| Quality | 04 | Quality Level 04 |

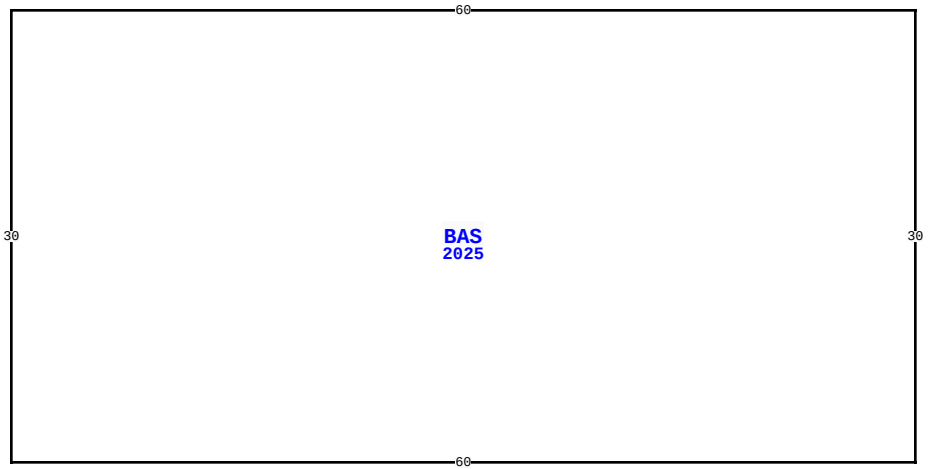
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | 2025 | 1,800 | 206,053 |
| TOTALS | 1,800 | | | 1,800 | 206,053 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,800 | 128.4800 | 115.63 | 208,134 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 M/H 94+ 100% - 2025 Heated Area: 1800 HX Base Yr 2025




852022 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/15/2026 MLU |
| INC DATE | | AG DATE | 10/18/2024 KBA |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 206,053 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 257,040 |
| TOTAL MARKET VALUE | | 229,795 |
| SOH/AGL Deduction | | 43,206 |
| ASSESSED VALUE | | 186,589 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 135,178 |
| TOTAL JUST VALUE | | 463,093 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 451,412 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240011155 | NEW DOUBLE WIDE M | 0 | 10/02/2024 |
| MH240008222 | 30*60 3/2 2024 TO | 0 | 07/12/2024 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1973/0866 | 1/01/2015 | WD | U | V | 37 | 8,100 |
| GRANTOR: PARKER AUBRA FRED JR | | | | | | |
| GRANTEE: BLAYNEY RONALD L JR | | | | | | |
| 0044/0221 | 3/23/1964 | WD | Q | V | 01 | 100 |
| GRANTOR: PARKER AUBRA FRED (S) | | | | | | |
| GRANTEE: PARKER AUBRA FRED J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E60 S30 W60 N30 $
.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 005000 | C | AGRICULTURAL | 100 | | OR | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 17,000.00 | 17,000.00 | 17,000 | | | | | | | |
| 2 | 005010 | A | SERVICE ACRE | 0 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 500 | | | | | | | |
| 3 | 005501 | A | TIMBER 2 P S | 0 | | OR | 0.00 | 0.00 | 12.12 | AC | | 1.00 | 1.00 | 1.00 | 515.00 | 515.00 | 6,242 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 14.12 | AC | | 1.00 | 1.00 | 1.00 | 17,000.00 | 17,000.00 | 240,040 | | | | | | | |

REVIEW DATE 01/16/2025 BY TW Total Acres: 14.12 Total Land Value: 23,742 Market: 240,040 Agricultural: 6,742 Common: 17,000 PRINTED 07/09/2026 BY SYS