PT OR 938/459
R434084 & R434085
R673952 & R673953

MCKENDREE EUGENE G REV LVG TRUST/MCKENDREE EUGENE
PO BOX 639
YULEE, FL 32041-0639

**2026**

**42-2N-27-0000-0059-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

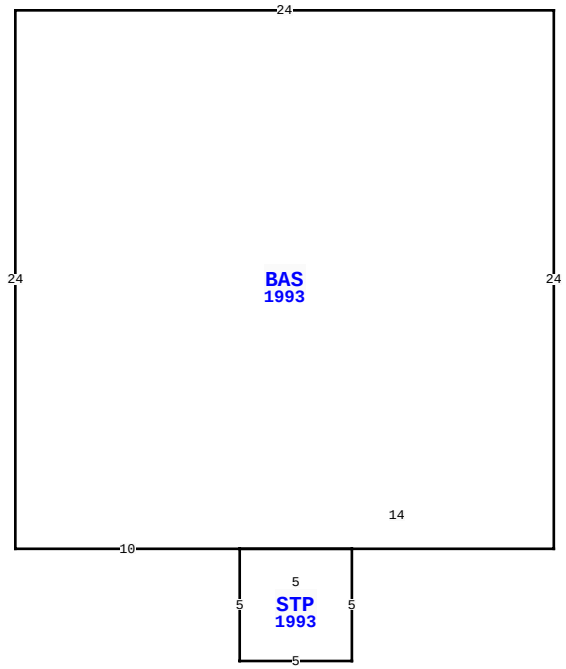
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 70 |
| Interior Wall | 01 | MINIMUM 30 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1200 | STORE/OFFICE/RES |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4051.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 576 | 100 | 1993 | 576 | 10,046 |
| STP | 25 | 10 | 1993 | 2 | 35 |
| TOTALS | 601 | | | 578 | 10,080 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2703 | 04 | 578 | 70.1190 | 34.88 | 20,161 | 1977 | 1977 | 0 | 0 | 0 | 50.00 | 50.00 |

1 GARAGE 0% - 2023 Heated Area: 576 HX Base Yr




850817 US HWY 17, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 09/03/2020 | KK | LGL DATE | |
| XF DATE | 09/03/2020 | KK | LAND DATE | 05/11/2026 DC |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 128,797 |
| TOTAL MARKET OB/XF VALUE | 21,177 |
| TOTAL LAND VALUE - MARKET | 530,640 |
| TOTAL MARKET VALUE | 680,614 |
| SOH/AGL Deduction | 125,704 |
| ASSESSED VALUE | 554,910 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 554,910 |
| TOTAL JUST VALUE | 680,614 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 504,464 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18000909 | REPAIR/RRF | 11,400 | 01/26/2018 |
| MH992734 | MH MOVE-ON | 0 | 06/01/1999 |
| 6149 | CHNGE SRVC | 0 | 08/22/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0938/0459 | 6/27/2000 | WD | Q | I | 01 | 100 |
| GRANTOR: MCKENDREE EUGENE G & | | | | | | |
| GRANTEE: MCKENDREE EUGENE & | | | | | | |
| 0621/0953 | 3/15/1991 | WD | Q | I | 01 | 100 |
| GRANTOR: MCKENDREE H S | | | | | | |
| GRANTEE: MCKENDREE EUGENE & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 S24 E10 STP=[YR=1993] S5 E5 N5 W5 $ E14 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 | 0 | 17 | 3 | 51.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 29 | 96 | |
| 2 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 4,340.00 | SF | 2.00 | 2.00 | 100 | 1986 | 1986 | 3 | 50 | 4,340 | |
| 3 | 0350 | CARPORT WD | 0 | 0 | 31 | 30 | 930.00 | SF | 13.00 | 13.00 | 100 | 1999 | 1999 | 3 | 20 | 2,418 | |
| 4 | 0756 | FEP | 0 | 0 | 16 | 12 | 192.00 | SF | 27.00 | 27.00 | 100 | 2000 | 2000 | 3 | 20 | 1,037 | |
| 5 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 150.00 | LF | 32.00 | 32.00 | 100 | 2000 | 2000 | 3 | 45 | 2,160 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 30 | 17 | 510.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 79 | 2,619 | |
| 7 | 0350 | CARPORT WD | 0 | 0 | 62 | 24 | 1,488.00 | SF | 8.58 | 8.58 | 100 | 1990 | 1990 | 3 | 20 | 2,553 | |
| 8 | 0681 | POLE SHED | 0 | 0 | 8 | 7 | 56.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 28 | 235 | |
| 9 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 80 | 2,800 | |
| 10 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 10 | 200.00 | SF | 30.00 | 30.00 | 100 | 2010 | 2010 | 3 | 35 | 2,100 | |

TOTAL OB/XF 20,358

## LAND DESCRIPTION

| 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 | RM | 0.00 | 0.00 | 43,560.00 | SF | | 1.00 | 1.00 | 1.00 | 9.00 | 9.00 | 392,040 | | | | | | | |
| 2 | 000100 | C | RES | 0 | 0004 | RM | 0.00 | 0.00 | 3.60 | AC | | 1.00 | 1.00 | 0.70 | 55,000.00 | 38,500.00 | 138,600 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.60 Total Land Value: 530,640 Market: 0 Agricultural: 0 Common: 530,640 PRINTED 07/09/2026 BY SYS

PT OR 938/459
R434084 & R434085
R673952 & R673953

MCKENDREE EUGENE G REV LVG TRUST/MCKENDREE EUGENE
PO BOX 639
YULEE, FL 32041-0639

**2026**

**42-2N-27-0000-0059-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

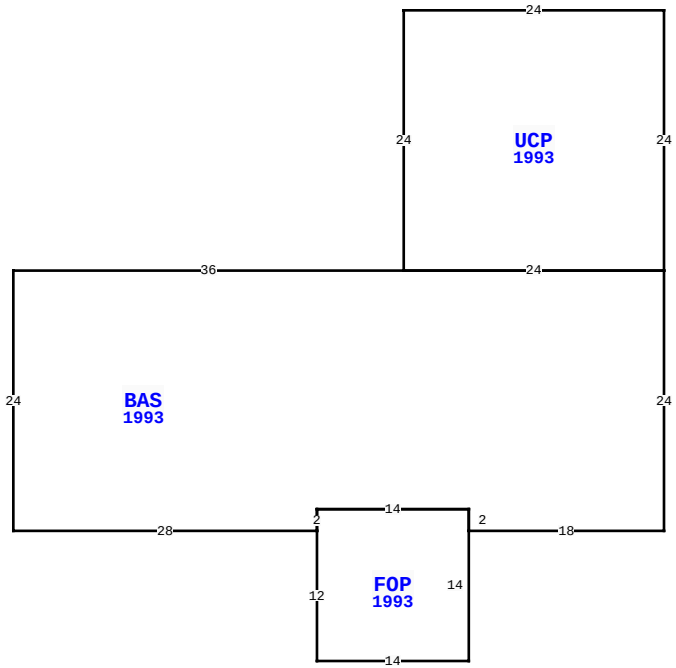
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 03 | Quality Level 03 |
| DOR CODE | 1200 | STORE/OFFICE/RES |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4051.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,412 | 100 | 1993 | 1,412 | 39,319 |
| FOP | 196 | 30 | 1993 | 59 | 1,643 |
| UCP | 576 | 20 | 1993 | 115 | 3,202 |
| TOTALS | 2,184 | | | 1,586 | 44,164 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,586 | 109.2000 | 92.82 | 147,213 | 1978 | 1978 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- 0% - 2023 Heated Area: 1412 HX Base Yr




850817 US HWY 17, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 09/03/2020 | KK | LGL DATE | |
| XF DATE | 09/03/2020 | KK | LAND DATE | 05/11/2026 DC |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 128,797 |
| TOTAL MARKET OB/XF VALUE | 21,177 |
| TOTAL LAND VALUE - MARKET | 530,640 |
| TOTAL MARKET VALUE | 680,614 |
| SOH/AGL Deduction | 125,704 |
| ASSESSED VALUE | 554,910 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 554,910 |
| TOTAL JUST VALUE | 680,614 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 504,464 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0938/0459 | 6/27/2000 | WD | Q | I | 01 | 100 |
| GRANTOR: MCKENDREE EUGENE G & | | | | | | |
| GRANTEE: MCKENDREE EUGENE & | | | | | | |
| 0621/0953 | 3/15/1991 | WD | Q | I | 01 | 100 |
| GRANTOR: MCKENDREE H S | | | | | | |
| GRANTEE: MCKENDREE EUGENE & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UCP=[YR=1993] W24 S24 BAS=[YR=1993] W36 S24 E28 FOP=[YR=1993] S12 E14 N14 W14 S2$ N2 E14S2 E18 N24 W24$ E24 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0350 | CARPORT WD | 0 | 0 | 18 | 10 | 180.00 | SF | 13.00 | 13.00 | 100 | 2010 | 2010 | 3 | 35 | 819 | |

## LAND DESCRIPTION

TOTAL OB/XF 819

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.60 Total Land Value: 530,640 Market: 0 Agricultural: 0 Common: 530,640 PRINTED 07/09/2026 BY SYS

PT OR 938/459
R434084 & R434085
R673952 & R673953

MCKENDREE EUGENE G REV LVG TRUST/MCKENDREE EUGENE
PO BOX 639
YULEE, FL 32041-0639

**2026**

**42-2N-27-0000-0059-0000**

## 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 | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 03 | Quality Level 03 |

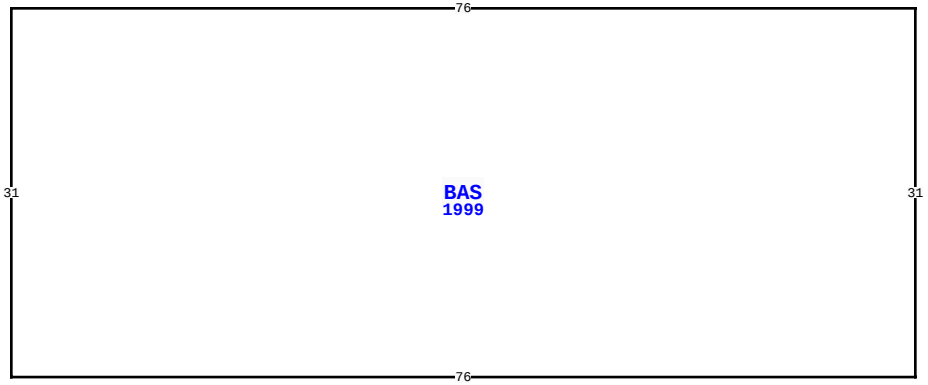
DOR CODE 1200 STORE/OFFICE/RES
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 1999 | 2,356 | 74,553 |
| TOTALS | 2,356 | | | 2,356 | 74,553 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,356 | 117.2000 | 105.48 | 248,511 | 1999 | 1999 | 0 | 10 | 0 | 60.00 | 30.00 |

3 M/H 94+ 0% - 2023 Heated Area: 2356 HX Base Yr




850817 US HWY 17, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 09/03/2020 | KK | LGL DATE | |
| XF DATE | 09/03/2020 | KK | LAND DATE | 05/11/2026 DC |
| INC DATE | | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 128,797 |
| TOTAL MARKET OB/XF VALUE | 21,177 |
| TOTAL LAND VALUE - MARKET | 530,640 |
| TOTAL MARKET VALUE | 680,614 |
| SOH/AGL Deduction | 125,704 |
| ASSESSED VALUE | 554,910 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 554,910 |
| TOTAL JUST VALUE | 680,614 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 504,464 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0938/0459 | 6/27/2000 | WD | Q | I | 01 | 100 |
| GRANTOR: MCKENDREE EUGENE G & | | | | | | |
| GRANTEE: MCKENDREE EUGENE & | | | | | | |
| 0621/0953 | 3/15/1991 | WD | Q | I | 01 | 100 |
| GRANTOR: MCKENDREE H S | | | | | | |
| GRANTEE: MCKENDREE EUGENE & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1999] W76 S31 E76 N31 $ .

### EXTRA FEATURES

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

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.60 Total Land Value: 530,640 Market: 0 Agricultural: 0 Common: 530,640 PRINTED 07/09/2026 BY SYS