BLOCK 1 LOTS 1 2 & 3
YULEE HEIGHTS SUB PB 3/47A

DAVIS DONALD TEXAS & IRIS MADELINE
86004 MACAW RD
YULEE, FL 32097

2026

42-2N-27-4400-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	195,000
SOH/AGL Deduction	49,800
ASSESSED VALUE	145,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,200
TOTAL JUST VALUE	195,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8460	CHNGE SRVC	700	09/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/0633	8/02/2022	QC	U	I	11	100
GRANTOR: DAVIS IRIS MADELINE						
GRANTEE: DAVIS DONALD TEXAS						
1186/1267	11/05/2003	PR	Q	V	01	100
GRANTOR: DAVIS IRIS M P/R FOR						
GRANTEE: DAVIS IRIS MADELINE						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

CALLAWAY DR, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

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	000100	C	RES	0	0003	RSF-2	300.00	120.00	3.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	195,000							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS