LOT 32
IN OR 689 PG 636
PIRATES WOOD 1 UNR

MCKENDREE BARRY B & DANIELLE G
97059 JOSE GASPAR WAY
YULEE, FL 32097

2026

43-3N-28-509A-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

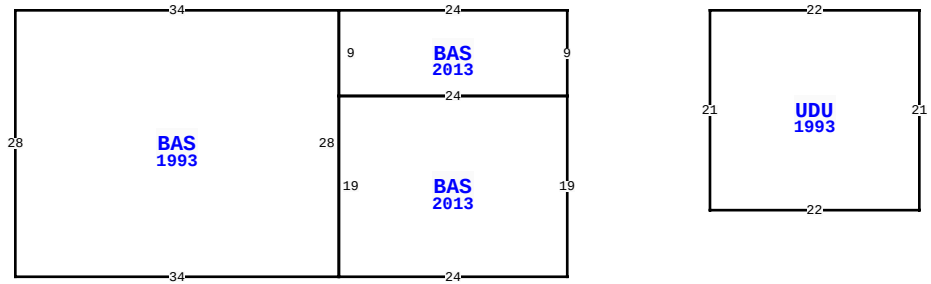
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1993	952	88,135
BAS	216	100	2013	216	19,997
BAS	456	100	2013	456	42,216
UDU	462	55	1993	254	23,515
TOTALS	2,086			1,878	173,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,878	90.3070	125.53	235,745	1970	1990	0	0	0	26.25	73.75

1 SNGL FAM 100% - 1994 Heated Area: 1624 HX Base Yr 1994



97059 JOSE GASPAR WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,862
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		278,862
SOH/AGL Deduction		177,925
ASSESSED VALUE		100,937
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		44,526
TOTAL JUST VALUE		278,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4202	CARPORT	5,100	06/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0689/0636	9/29/1993	WD	Q	I		52,000
GRANTOR: CARMAN ROBT & MARSHA						
GRANTEE: MCKENDREE BARRY & D						
0409/0061	1/01/1984	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W24 BAS=[YR=1993] W34 S28 E34 BAS=[YR=2013] E24 N19 W24 S19 $ N28 $ S9 E24 N9 $ PTR= E15 UDU=[YR=1993] E22 S21 W22 N21 $ W15 $.

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	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS