PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 2707/1225
BEING PARCEL 2

MCKENDREE TONY L & TAMMY D L/E/
97315 CARAVEL TRAIL
YULEE, FL 32097

2026

50-3N-28-0000-0029-0070

BUILDING CHARACTERISTICS

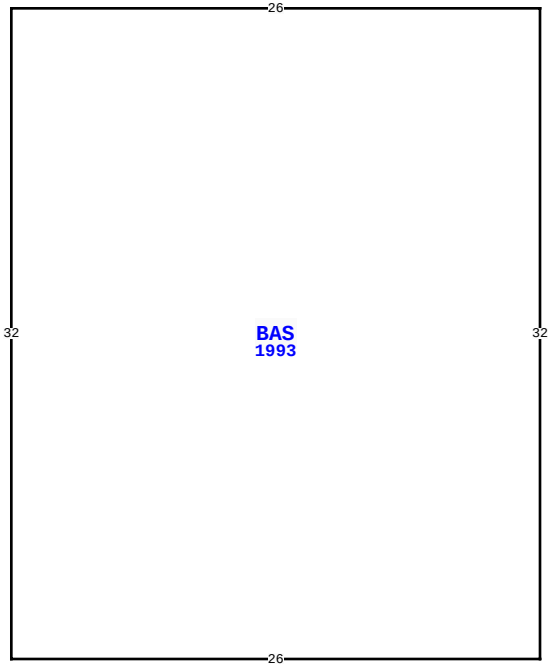
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1993	832	7,675
TOTALS	832			832	7,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	832	47.3000	18.45	15,350	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES 0% - 2024 Heated Area: 832 HX Base Yr



96337 LANG RD, YULEE

BLD DATE		LGL DATE	03/27/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	7,675
TOTAL MARKET OB/XF VALUE	53,069
TOTAL LAND VALUE - MARKET	759,500
TOTAL MARKET VALUE	820,244
SOH/AGL Deduction	0
ASSESSED VALUE	820,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	820,244
TOTAL JUST VALUE	820,244
NCON VALUE	25,469
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	772,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013533	POLE BARN 1920 SQ	62,265	12/06/2024
95-1065	MH MOVE-ON	0	09/01/1995
7316	ADDITION	2,040	06/17/1991
6499	ADDITION	10,300	06/01/1990
6446	CHNGE SRVC	0	01/23/1990
4351	GARAGE	13,394	09/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/1737	8/19/2024	TD	U	I	11	100
GRANTOR: MCKENDREE DANIEL L						
GRANTEE: MCKENDREE TONY L						
2707/1225	4/10/2024	LE	U	I	11	100
GRANTOR: MCKENDREE TONY						
GRANTEE: MCKENDREE TONY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S32 E26 N32 $.

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	0920	CWALL-WD/M	0	0	0	0	200.00	LF	390.00	390.00	100	1993	1993	3	20	15,600	
4	0680	POLE SHED	0	0	48	40	1,920.00	SF	10.00	10.00	100	2026	2025		100	19,200	
5	0300	BOAT DCK W	0	0	48	7	336.00	SF	40.00	40.00	100	2026	2005		32	4,301	
6	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2026	2005		21	483	
7	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2026	2005		21	420	
8	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100	2026	2005		32	1,065	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1976		100	6,000	
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1976		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 53,069

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	000131	C	RES CREEK	0		RMH	245.00	432.00	245.00	FF		1.00	1.00	1.00	3,100.00	3,100.00	759,500							

REVIEW DATE 08/12/2025 BY TW Total Acres: 2.02 Total Land Value: 759,500 Market: 0 Agricultural: 0 Common: 759,500 PRINTED 07/09/2026 BY SYS