

MCCONNACHIE DEREK & JEAN
86097 YULEE HILLS RD
YULEE, FL 32097

51-3N-27-4881-0177-0000

NASSAU COUNTY PROPERTY							PAGE 1 of 1	4
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE			205,209					
TOTAL MARKET OB/XF VALUE			7,275					
TOTAL LAND VALUE - MARKET			106,720					
TOTAL MARKET VALUE			319,204					
SOH/AGL Deduction			0					
ASSESSED VALUE			319,204					
TOTAL EXEMPTION VALUE			HX HB	51,411				
BASE TAXABLE VALUE			267,793					
TOTAL JUST VALUE			319,204					
NCON VALUE			0					
INCOME VALUE								
PREVIOUS YEAR MKT VALUE			320,141					
DW MH ID: JACFL34707(A/B) _ RP: 12741976 & 12741977								
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B240010463		OPEN CARPORT 30X2			24,322		09/11/2024	
17001900		CO ISSUED			0		03/09/2017	
MH165780		MH MOVE-ON			0		09/30/2016	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/907		9/20/2023		WD	Q	I	02	320,000
GRANTOR: HENDRICKSON NORMAN								
GRANTEE: MCCONNACHIE DEREK								
2584/0573		8/05/2022		WD	Q	I	01	276,000
GRANTOR: JOHNSON SARAH AIERSTU								
GRANTEE: HENDRICKSON NORMAN								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2017;ORIG=0,0] W20 W40 S31 E60 N31 \$ DCK=[YR=2025;ORIG=-20,0] E20 N10 W20 S10 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
066,250								
470								
Common: 106,720 PRINTED 07/09/2026 BY SYS								