PT OF GOVT LOT 3
IN OR 799 PG 1174
EX 17-5

LOWERY LEE SR
1725 LISA AVE
FERNANDINA BEACH, FL 32034

2023

32-4N-24-0000-0017-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

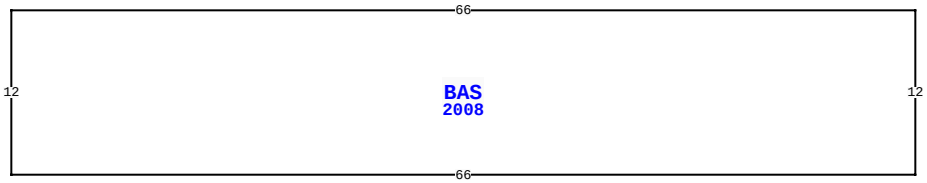
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	14,178
TOTALS	792		792	14,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	91.8000	59.67	47,259	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 792 HX Base Yr



37116 POWER DR, HILLIARD

BLD DATE	02/25/2009 DJ	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,178
TOTAL MARKET OB/XF VALUE	2,774
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	76,952
SOH/AGL Deduction	11,513
ASSESSED VALUE	65,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,439
TOTAL JUST VALUE	76,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5135	CO ISSUED	0	11/19/2008
P13509	NEW CONSTR	0	10/01/2008
B0107963	GARAGE	10,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/1951	2/22/2022	QC	U	I	11	100
GRANTOR: SHAW DOROTHY LOWERY						
GRANTEE: LOWERY LEE SR						
0799/1174	7/14/1997	WD	U	V	07	100
GRANTOR: DAVIS JULIUS TRUSTEE						
GRANTEE: LOWERY LEE & DOROTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S12 E66 N12$.

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
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	19.60	19.60	100	2000	2000	3	29	2,274	
5	0572	JUNK MH	0	0	76	14	1.00	UT	500.00	500.00	100	1990	1990	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,774

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	000115	C	SFR ACRES	0	0007		0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 10/22/2019 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS