PT OF JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2537/1983
UTIL ESMT IN OR 106/738

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY FL
96135 NASSAU PL STE 1
YULEE, FL 32097

2023

42-2N-27-0000-0002-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

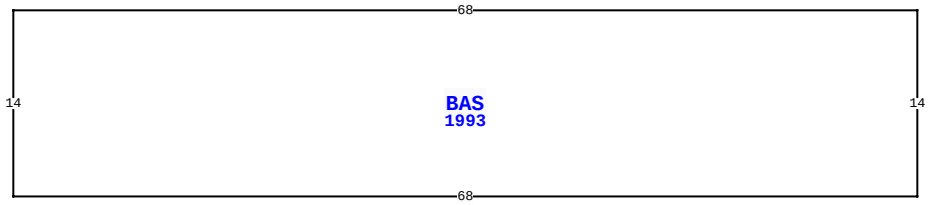
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	16,633
TOTALS	952		952	16,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	952	89.6000	58.24	55,444	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 952 HX Base Yr



86160 FLOUNDER GIG DR, 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		55,681
TOTAL MARKET OB/XF VALUE		1,559
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		297,240
SOH/AGL Deduction		0
ASSESSED VALUE		297,240
TOTAL EXEMPTION VALUE	03	297,240
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		297,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003468	DEMO 3 M/H	1,200	03/15/2023
M93-071	MH MOVE-ON	6,000	06/01/1993
7306	MH MOVE-ON	3,500	05/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2537/1983	1/08/2022	WD	U	I	18	454,300
GRANTOR: POCKET RESERVES LLC						
GRANTEE: BOARD OF COUNTY COM						
1903/0816	2/19/2014	WD	U	I	37	75,000
GRANTOR: EAST & WEST COMPANIES						
GRANTEE: POCKET RESERVES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S14 E68 N14$.

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	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	1984	1984	3	20	240	
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1996	1996	3	20	160	
3	0751	UOP	0	0	8	8	64.00	SF	10.00	10.00	100	1996	1996	3	25	160	
4	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1996	1996	3	20	256	
5	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1996	1996	3	20	160	
6	0802	ASPHALT B	0	0	30	18	540.00	SF	2.16	2.16	100	1993	1993	3	50	583	

LAND DESCRIPTION

TOTAL OB/XF 1,559

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	008600	C	COUNTY	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	240,000							

REVIEW DATE 06/08/2017 BY SBX Total Acres: 3.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS

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SEC 42-2N-27E IN OR 2537/1983
UTIL ESMT IN OR 106/738

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96135 NASSAU PL STE 1
YULEE, FL 32097

2023

42-2N-27-0000-0002-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

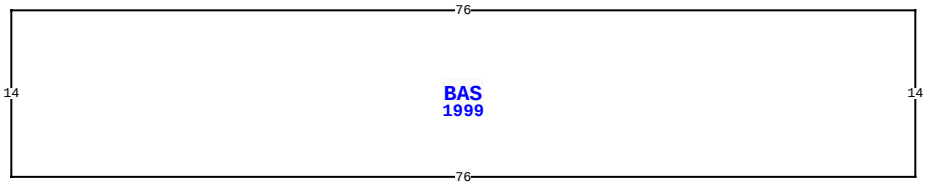
DOR CODE	8600 COUNTY
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	18,590
TOTALS	1,064		1,064	18,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	89.6000	58.24	61,967	1984	1984	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 1064 HX Base Yr



86160 FLOUNDER GIG DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL MARKET VALUE		297,240
SOH/AGL Deduction		0
ASSESSED VALUE		297,240
TOTAL EXEMPTION VALUE	03	297,240
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		297,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/1983	1/08/2022	WD	U	I	18	454,300
GRANTOR: POCKET RESERVES LLC						
GRANTEE: BOARD OF COUNTY COM						
1903/0816	2/19/2014	WD	U	I	37	75,000
GRANTOR: EAST & WEST COMPANIES						
GRANTEE: POCKET RESERVES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S14 E76 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/08/2017 BY SBX Total Acres: 3.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS

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SEC 42-2N-27E IN OR 2537/1983
UTIL ESMT IN OR 106/738

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY FL
96135 NASSAU PL STE 1
YULEE, FL 32097

2023

42-2N-27-0000-0002-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

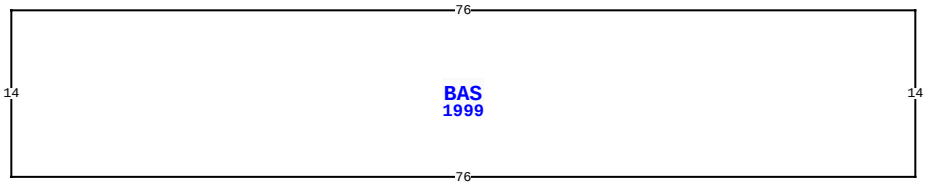
DOR CODE 8600 COUNTY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	20,458
TOTALS	1,064		1,064	20,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	98.6000	64.09	68,192	1987	1987	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2023 Heated Area: 1064 HX Base Yr



86160 FLOUNDER GIG DR, YULEE

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XF DATE		LAND DATE	
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TOTAL MARKET VALUE		297,240
SOH/AGL Deduction		0
ASSESSED VALUE		297,240
TOTAL EXEMPTION VALUE	03	297,240
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		297,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: BOARD OF COUNTY COM						
1903/0816	2/19/2014	WD	U	I	37	75,000
GRANTOR: EAST & WEST COMPANIES						
GRANTEE: POCKET RESERVES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S14 E76 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/08/2017 BY SBX Total Acres: 3.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS