PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN DBK 238/443

HENRY VALERIE ET AL/ARTHUR VIOLET
86105 KUTANA DRIVE
YULEE, FL 32097

**2023**

**42-2N-27-0000-0011-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 4 100 |
| 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 | 03 | Quality Level 03 |

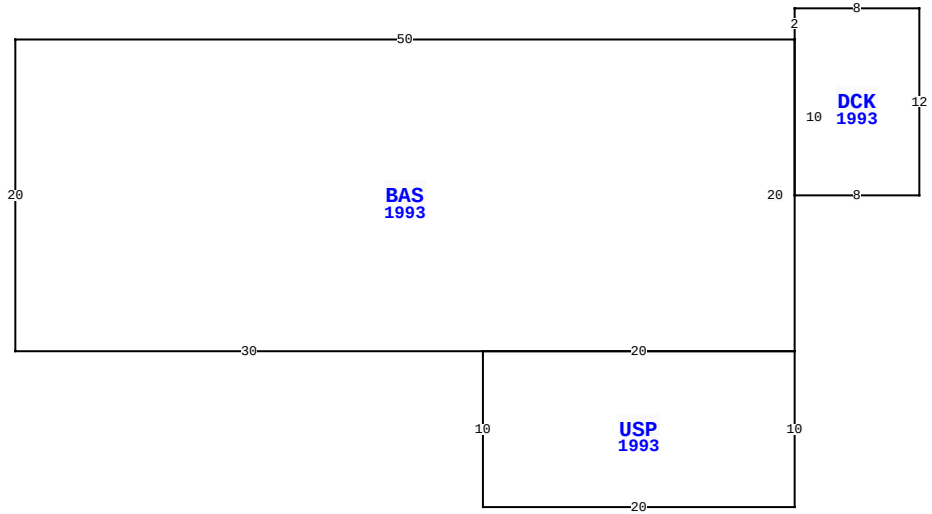
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,000 | 100 | 1,000 | 68,438 |
| DCK | 96 | 10 | 10 | 685 |
| USP | 200 | 30 | 60 | 4,106 |
| TOTALS | 1,296 | | 1,070 | 73,228 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,070 | 103.8800 | 93.75 | 100,312 | 1956 | 1970 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SINGLE FAM – 8% - 2017 Heated Area: 1000 HX Base Yr 2017




| | | | |
|---|---|---|---|
| BLD DATE | 06/05/2015 | KK | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

86105 KUTANA DR, YULEE

## 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 | 0811 | CONCRETE B | 0 | 8 | 0 | 0 | 30.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 90 | 140 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 73,228 |
| TOTAL MARKET OB/XF VALUE | | 140 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 123,368 |
| SOH/AGL Deduction | | 32,360 |
| ASSESSED VALUE | | 91,008 |
| TOTAL EXEMPTION VALUE | HA HAB | 5,197 |
| BASE TAXABLE VALUE | | 85,811 |
| TOTAL JUST VALUE | | 123,368 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 101,548 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B21445 | REMODEL | 500 | 05/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2631/1523 | 4/12/2023 | FJ | U | I | 11 | 0 |
| GRANTOR: HENRY GLADYS HENDERSO | | | | | | |
| GRANTEE: HENRY VALERIE ET AL | | | | | | |
| 0238/0443 | 6/01/1956 | WD | U | V | 01 | 100 |
| GRANTOR: HENRY BESSIE LEE (WID | | | | | | |
| GRANTEE: HENRY BENJAMIN & GL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=1993] W8 S2 BAS=[YR=1993] W50 S20 E30 USP=[YR=1993] S10 E20 N10 W20 $ E20 N20 $ S10 E8 N12 $ .

## LAND DESCRIPTION

TOTAL OB/XF 140

| 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 | SFR | 8 | 0008 | OR | 100.00 | 140.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 06/30/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS