PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1380/468

SMALL SHERRY DENISE &/COLLINS GLENISE ESTATE
1004 PHEASANT DRIVE
JACKSONVILLE, FL 32218

2023

42-2N-27-0000-0018-0000

BUILDING CHARACTERISTICS

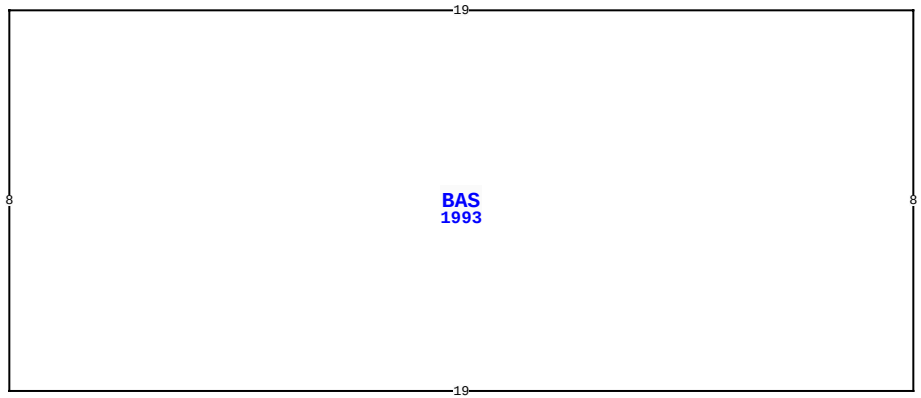
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	152	100	152	1,698
TOTALS	152		152	1,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0810	02	152	53.2000	37.24	5,660	1990	1990	0	0	0	70.00	30.00

1 M/H ADDTN – 0% - 0 Heated Area: 152 HX Base Yr



86013 KUTANA DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,698
TOTAL MARKET OB/XF VALUE	12,312
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	64,010
SOH/AGL Deduction	30,482
ASSESSED VALUE	33,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,528
TOTAL JUST VALUE	64,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982236	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1212	11/10/2020	QC	U	I	11	100
GRANTOR: COLLINS FRANK						
GRANTEE: SMALL SHERRY DENISE						
1711/0026	11/23/2010	QC	U	I	11	100
GRANTOR: COLLINS THELMIRA						
GRANTEE: COLLINS FRANK SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S8 E19 N8$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	1242	WD DECK A	0	0	0	0	156.00	SF	10.00	10.00	100	1998	1998	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 12,312

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	000102	C	SFR/MH	0	0008	OR	92.00	155.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/16/2017 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS