PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2248/944
BEING PARCELS A & B &

CHATMAN ISABELLA LIVING TRUST/CHATMAN ISABELLA TRU
86510 PINEWOOD DRIVE
YULEE, FL 32041

2023

42-2N-27-0000-0026-0020

BUILDING CHARACTERISTICS

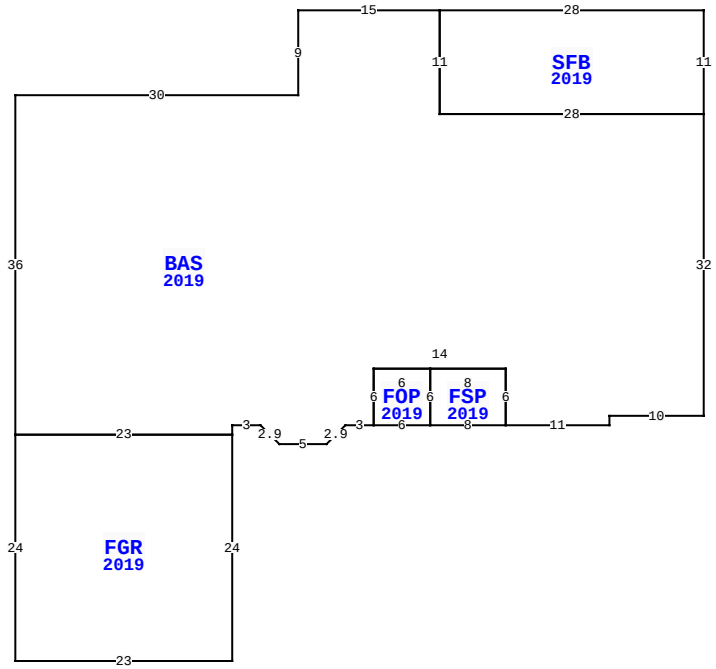
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,577	100	2,577	297,773
FGR	552	55	304	35,127
FOP	36	30	11	1,271
FSP	48	40	19	2,195
SFB	308	80	246	28,426
TOTALS	3,521		3,157	364,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,157	99.5440	118.21	373,189	2019	2019	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 0 Heated Area: 2823 HX Base Yr



86510 PINEWOOD 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		364,792
TOTAL MARKET OB/XF VALUE		11,240
TOTAL LAND VALUE - MARKET		71,200
TOTAL MARKET VALUE		447,232
SOH/AGL Deduction		154,604
ASSESSED VALUE		292,628
TOTAL EXEMPTION VALUE	HX HB WX SL	292,628
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		447,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003138	5SX32 D/W M/H		03/09/2023
20000565	CO ISSUED	0	01/21/2020
19006269	NEW CONSTR	334,435	06/13/2019
18007973	DEMOLITION	4,850	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2248/0976	2/02/2018	WD	U	I	11	100
GRANTOR: CHATMAN ISABELLA						
GRANTEE: CHATMAN ISABELLA LI						
2248/0962	12/06/2018	WD	U	I	11	100
GRANTOR: CHATMAN ISABELLA H						
GRANTEE: CHATMAN ISABELLA H						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2019] W28 BAS=[YR=2019] W15 S9 W30 S36
FGR=[YR=2019] S24 E23 N24 W23$ E23 N1 E3 D2 R2 E5 R2 U2
E3 FOP=[YR=2019] E6 FSP=[YR=2019] E8 N6 W8 S6$ N6 W6 S6$ N6
E14 S6 E11 N1E10 N32 W28 N11 $ S11 E28 N11$.

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
1	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2019	2019	3	99	1,544	
2	0811	CONCRETE B	0	100	0	0	1,359.00	SF	5.20	5.20	100	2019	2019	3	99	6,996	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2019	2019	3	90	2,700	

LAND DESCRIPTION

TOTAL OB/XF 11,240

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
1	000100	C	SFR	100		RM	0.00	0.00	0.89	AC		1.00	1.00	1.00	80,000.00	80,000.00	71,200							

REVIEW DATE 01/13/2020 BY NWDJ Total Acres: 0.89 Total Land Value: 71,200 Market: 0 Agricultural: 0 Common: 71,200 PRINTED 08/02/2023 BY SYS