PT JOHN LOWE GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN OR 1091/1264

TERRY ROY III
335 PEACEFUL WAY
FAYETTEVILLE, GA 30214

2023

42-2N-27-0000-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

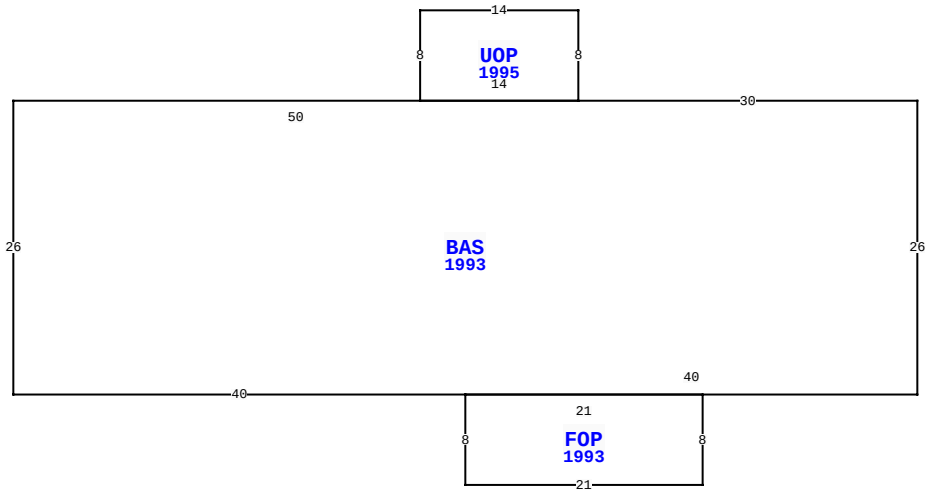
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,080	100	2,080	161,225
FOP	168	30	50	3,876
UOP	112	20	22	1,705
TOTALS	2,360		2,152	166,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,152	128.1840	115.69	248,965	1976	1976	0	0	0	33.00	67.00

1 SINGLE FAM – 0% - 0 Heated Area: 2080 HX Base Yr



86101 PALM TREE DR, YULEE

BLD DATE	03/23/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	175,106
TOTAL MARKET OB/XF VALUE	27,339
TOTAL LAND VALUE - MARKET	111,200
TOTAL MARKET VALUE	313,645
SOH/AGL Deduction	65,248
ASSESSED VALUE	248,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,397
TOTAL JUST VALUE	313,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24787	REMODEL	22,499	06/01/2011
B0619148	ADDITION	0	01/01/2006
C19148	CO ISSUED	0	01/01/2006
R970712	REPAIR/RRF	0	01/07/1998
8314	CHNGE SRVC	0	07/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1091/1264	11/01/2002	WD	U	I	01	100
GRANTOR: TERRY AUDREY M						
GRANTEE: TERRY ROY III						
0208/0268	12/10/1975	WD	U	V		100
GRANTOR: WILLIAMS CLARA B						
GRANTEE: TERRY AUDREY MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1995] N8 W14 S8 E14$ W50 S26 E40
FOP=[YR=1993] S8 E21 N8 W21$ E40 N26$.

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	0756	FEP	0	0	26	9	234.00	SF	27.00	27.00	100	2000	2000	3	20	1,264	
2	0351	CARPORT MT	0	0	20	21	420.00	SF	10.00	10.00	100	1995	1995	3	20	840	
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1994	1994	3	70	455	
4	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00	30.00	100	1994	1994	3	20	360	
6	0754	FOP	0	0	14	10	140.00	SF	15.00	15.00	100	2000	2000	3	20	420	
7	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	12,000	
8	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 27,339

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	0008	RM	0.00	0.00	1.39	AC		1.00	1.00	1.00	80,000.00	80,000.00	111,200							

REVIEW DATE 06/08/2017 BY SBX Total Acres: 1.39 Total Land Value: 111,200 Market: 0 Agricultural: 0 Common: 111,200 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

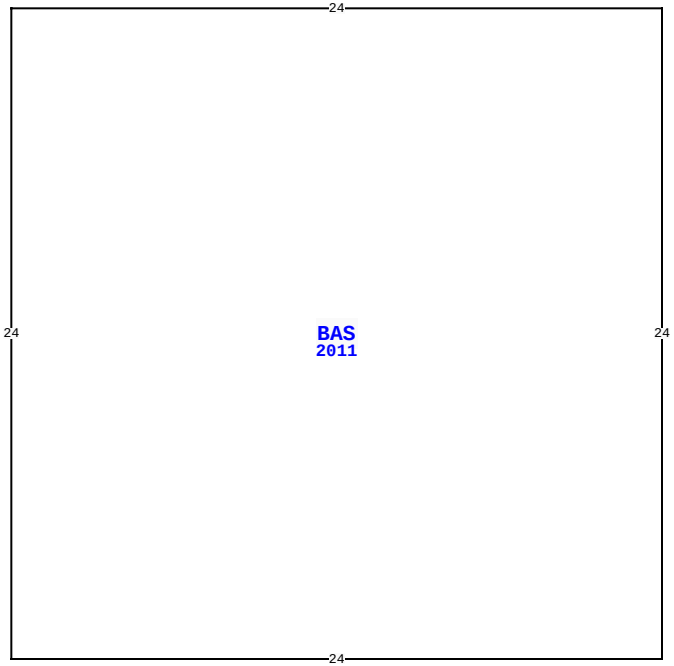
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	8,299
TOTALS	576		576	8,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	47.3000	16.56	9,539	2011	2011	0	0	0	13.00	87.00

4 GARAGE RES – 0% - 0 Heated Area: 576 HX Base Yr



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PREVIOUS YEAR MKT VALUE	241,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1091/1264	11/01/2002	WD	U	I	01	100
GRANTOR: TERRY AUDREY M						
GRANTEE: TERRY ROY III						
0208/0268	12/10/1975	WD	U	V		100
GRANTOR: WILLIAMS CLARA B						
GRANTEE: TERRY AUDREY MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 S24 E24 N24$.

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: 1.39 Total Land Value: 111,200 Market: 0 Agricultural: 0 Common: 111,200 PRINTED 08/02/2023 BY SYS