PT JOHN LOW GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN OR 2406/1440

GREEN IDA W/ROBINSON MAXINE
86542 PINEWOOD DRIVE
YULEE, FL 32097

**2023**

**42-2N-27-0000-0036-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 0 100 |
| 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 | 02 | Quality Level 02 |

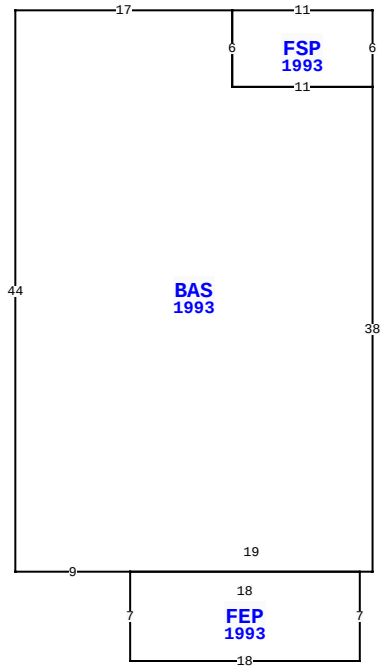
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,166 | 100 | 1,166 | 36,910 |
| FEP | 126 | 80 | 101 | 3,197 |
| FSP | 66 | 40 | 26 | 823 |
| TOTALS | 1,358 | | 1,293 | 40,930 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,293 | 70.1480 | 63.31 | 81,860 | 1962 | 1962 | 0 | 0 | 0 | 50.00 | 50.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1166 HX Base Yr




86082 SPICEWOOD ST, 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 | 40,930 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 42,500 |
| TOTAL MARKET VALUE | 83,430 |
| SOH/AGL Deduction | 10,491 |
| ASSESSED VALUE | 72,939 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 72,939 |
| TOTAL JUST VALUE | 83,430 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 68,353 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2406/1440 | 11/05/2020 | FJ | U | I | 11 | 0 |
| GRANTOR: SERMONS OPHELIA JACOB | | | | | | |
| GRANTEE: GREEN IDA W & MAXIN | | | | | | |
| 2047/1944 | 3/01/2015 | QC | U | I | 11 | 10,000 |
| GRANTOR: GREEN IDA ET AL | | | | | | |
| GRANTEE: BENJAMIN ROBERT & K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=1993] W11 BAS=[YR=1993] W17 S44 E9 FEP=[YR=1993] S7 E18 N7 W18$ E19 N38 W11 N6$ S6 E11 N6$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | 0008 | RM | 85.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 0.85 | 50,000.00 | 42,500.00 | 42,500 | | | | | | | |

REVIEW DATE 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 08/02/2023 BY SYS