PT JOHN LOW GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN DBK 165/284

FERGUSON ROSALEE EST/HXH
C/O CAROL FERGUSON, P O BOX 103
YULEE, FL 32041-0103

2023

42-2N-27-0000-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

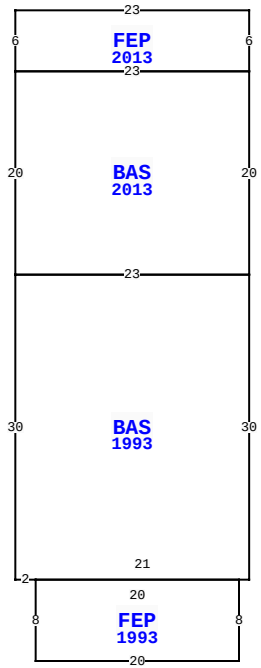
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	690	100	690	22,703
BAS	460	100	460	15,135
FEP	160	80	128	4,212
FEP	138	80	110	3,619
TOTALS	1,448		1,388	45,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,388	59.2800	53.50	74,258	1950	1960	0	0	0	38.50	61.50

1 SINGLE FAM – 100% - 0 Heated Area: 1150 HX Base Yr



86114 SPICEWOOD ST, YULEE

BLD DATE	10/03/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,669
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		88,169
SOH/AGL Deduction		60,072
ASSESSED VALUE		28,097
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,097
TOTAL JUST VALUE		88,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] E2 FEP=[YR=1993] S8 E20 N8 W20$ E21 N30
BAS=[YR=2013] N20 FEP=[YR=2013] N6 W23 S6 E23$ W23 S20 E23$ W23 S30$.

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	100	0005	RM	90.00	100.00	1.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	42,500							

REVIEW DATE 09/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 08/02/2023 BY SYS