PT JOHN LOWE GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN OR 292/579 (EX PT IN

GREEN LEO & IDA W
86542 PINEWOOD DRIVE
YULEE, FL 32097

2023

42-2N-27-0000-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

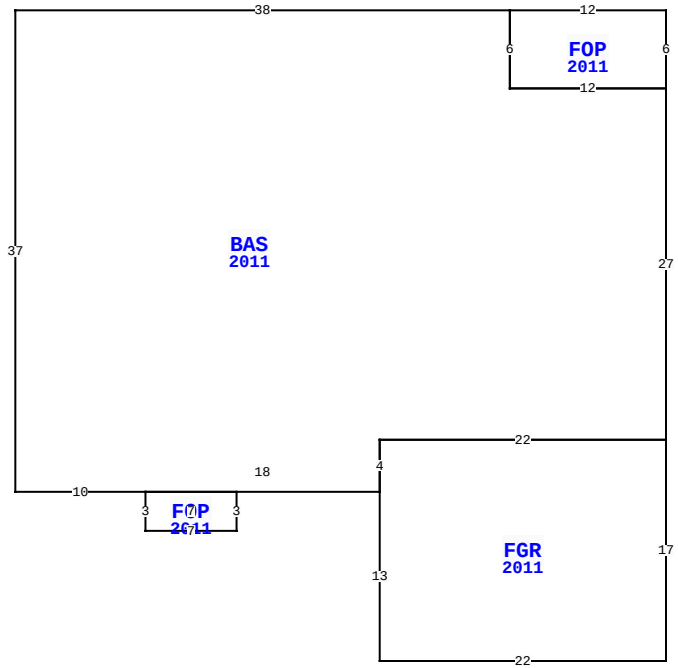
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,690	100	1,690	169,368
FGR	374	55	206	20,644
FOP	21	30	6	601
FOP	72	30	22	2,205
TOTALS	2,157		1,924	192,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	117.5020	106.05	204,040	2011	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1690 HX Base Yr 2012



86542 PINEWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,818
TOTAL MARKET OB/XF VALUE		4,391
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		297,209
SOH/AGL Deduction		192,993
ASSESSED VALUE		104,216
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		49,216
TOTAL JUST VALUE		297,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24504	CO ISSUED	0	08/11/2011
E23479	NEW CONSTR	0	05/01/2011
M16062	H/AC	0	04/01/2011
P14714	NEW CONSTR	0	04/01/2011
B24504	NEW CONSTR	185,354	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0292/0579	6/01/1979	WD	Q	V		1,300
GRANTOR: PRINCE LEILA						
GRANTEE: GREEN LEO & IDA W (						
0182/0172	3/02/1951	WD	U	V	01	100
GRANTOR: PRINCE G E (WIDOWER)						
GRANTEE: PRINCE LEILA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W12 BAS=[YR=2011] W38 S37 E10 FOP=[YR=2011] S3 E7 N3 W7$ E18 FGR=[YR=2011] S13 E22 N17 W22 S4$ N4 E22 N27 W12 N6$ S6 E12 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
1	0811	CONCRETE B	0	100	0	0	908.00	SF	5.20	5.20	100	2011	2011	3	93	4,391	

LAND DESCRIPTION

TOTAL OB/XF 4,391

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	0008	RM	208.00	100.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 12/05/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS