PT JOHN LOWE GRANTS SEC'S
42-2N-27E & 51-3N-27E
IN OR 1892/477

WHITESIDE-GRAVES CHERYL
PO BOX 2468
YULEE, FL 32041

2023

42-2N-27-0000-0044-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

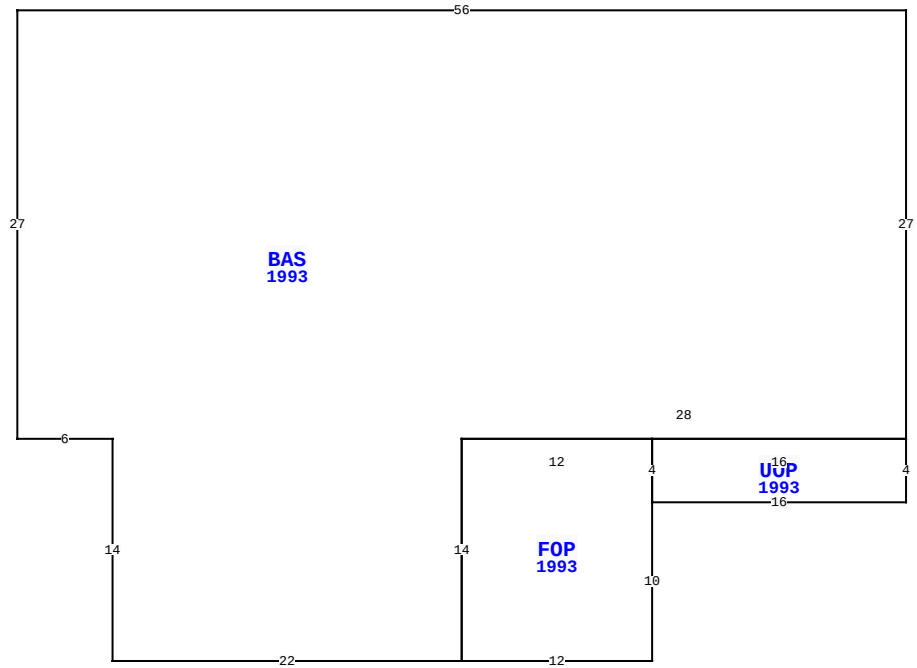
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	45,755
FOP	168	30	50	1,257
UOP	64	25	16	402
TOTALS	2,052		1,886	47,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,886	128.9200	83.80	158,047	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1820 HX Base Yr 2014



86135 SPICEWOOD ST, 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		47,414
TOTAL MARKET OB/XF VALUE		3,591
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		76,005
SOH/AGL Deduction		27,382
ASSESSED VALUE		48,623
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,623
TOTAL JUST VALUE		76,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060504	H/AC	2,530	03/13/2006
7808	MH MOVE-ON	39,900	05/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/1416	8/31/2020	FJ	U	V	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: WHITESIDE-GRAVES CH						
1892/0477	12/06/2013	QC	U	I	11	100
GRANTOR: GRAVES CORI DAWN						
GRANTEE: WHITESIDE-GRAVES CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E6 S14 E22 FOP=[YR=1993] E12N10
UOP=[YR=1993] E16 N4 W16 S4$ N4 W12 S14$ N14 E28 N27$.

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	0810	CONCRETE A	0	100	0	0	291.00	SF	6.50	6.50	100	1991	1991	3	64	1,211	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 3,591

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	000102	C	SFR/MH	100	0008	RM	45.00	100.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 06/09/2021 BY NWA Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/02/2023 BY SYS