

BLK 1 LOT 16,17 & PT OF JOHN
LOWE MILL GRANT SEC 42-2N-27E
IN OR 431/690 (EX UTIL ESMT

HARRIS DAVID FRANKLIN III
86351 CALLAWAY DR
YULEE, FL 32097

2023

42-2N-27-4400-0001-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
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
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NEIGHBORHOOD/LOC	4052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	127,717
TOTALS	1,800		1,800	127,717

EXTRA FEATURES				
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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
1	0858	SCULP CONC	0 100	24	3	72.00	SF	10.40	10.40	100	1999	1999	3	94	704	

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RS-2	180.00	250.00	2.00	LT		1.00	1.00	1.10	50,000.00	55,000.00

REVIEW DATE	11/16/2017	BY	SBX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	1,800	106.0000	79.50	143,100	2000	2000	0	0	10.75	89.25
1 SFR MODULR - 100% - 0											
Heated Area: 1800											
HX Base Yr											

86351 CALLAWAY DR, YULEE

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			193,125
TOTAL MARKET OB/XF VALUE			704
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			303,829
SOH/AGL Deduction			131,150
ASSESSED VALUE			172,679
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			122,679
TOTAL JUST VALUE			303,829
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006738	NEW CONSTR	85,000	01/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0431/0690	8/10/1984	QC	U	I	01	100
GRANTOR: HARRIS DAVID FRANKLIN						
GRANTEE: HARRIS DAVID FRANKL						
0340/0002	6/01/1981	WD	Q	I		23,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2000] W67 S27 E35 N1 E9 S1 E23 N27 \$.																

Total Acres: 0.00	Total Land Value: 110,000	Market: 0	Agricultural: 0	Common: 110,000	PRINTED 08/02/2023 BY SYS
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