PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 2602/1449
(EX ROAD R/W)

ADAMS MICHAEL R L/E/
97275 BELLEVILLE LANE
YULEE, FL 32097

2023

42-3N-28-0000-0012-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

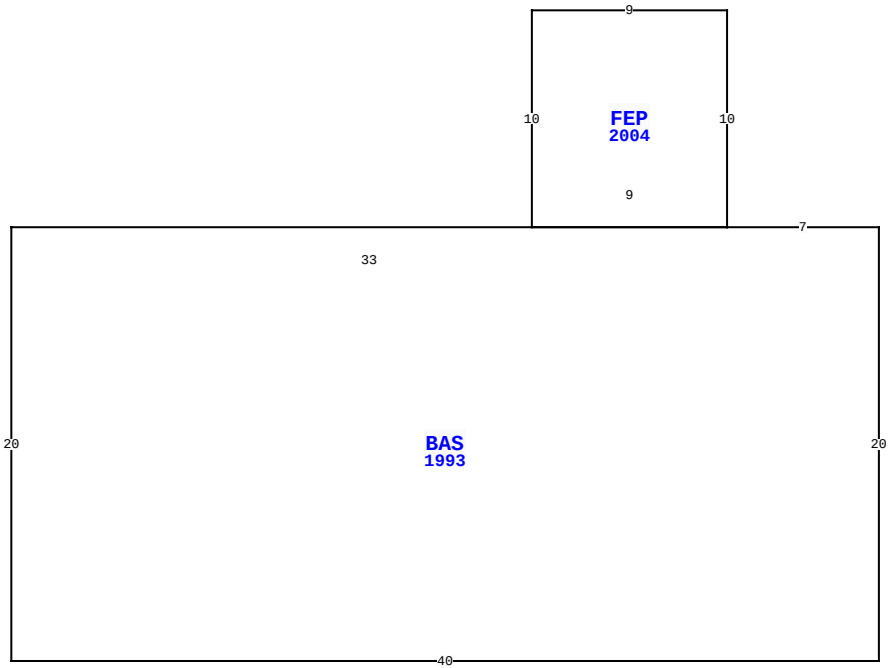
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	32,436
FEP	90	80	72	2,919
TOTALS	890		872	35,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	872	99.8298	90.10	78,567	1957	1957	0	0	45	40.00	45.00

1 SINGLE FAM – 0% - 0 Heated Area: 800 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/20/2023 MLU
AG DATE	

96845 CHESTER RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,355
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	59,840
TOTAL MARKET VALUE	95,195
SOH/AGL Deduction	32,619
ASSESSED VALUE	62,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,576
TOTAL JUST VALUE	95,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1449	11/14/2022	LE	U	I	11	100
GRANTOR: ADAMS MICHAEL R						
GRANTEE: ADAMS DANIEL WILLIS						
1274/0097	11/16/2004	WD	Q	I		60,000
GRANTOR: HARRIS LEONARD I JR						
GRANTEE: ADAMS MICHAEL R & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FEP=[YR=2004] N10 W9 S10 E9 $ W33 S20 E40 N20 $.

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	000115	C	SFR ACRES	0	0008	RS-1	0.00	0.00	0.68	AC		1.00	1.00	1.10	80,000.00	88,000.00	59,840							

REVIEW DATE 11/14/2016 BY KW Total Acres: 0.68 Total Land Value: 59,840 Market: 0 Agricultural: 0 Common: 59,840 PRINTED 08/02/2023 BY SYS