PT JOHN LOWE GRANT IN
SEC 42-3N-28E IN OR 325/312 &
OR 835/178 (EX OR 2353/1130)

TILIAKOS JOHN N & MICHELE M
97007 LOVERS LN
YULEE, FL 32097

**2023**

**42-3N-28-0000-0018-0020**

## BUILDING CHARACTERISTICS

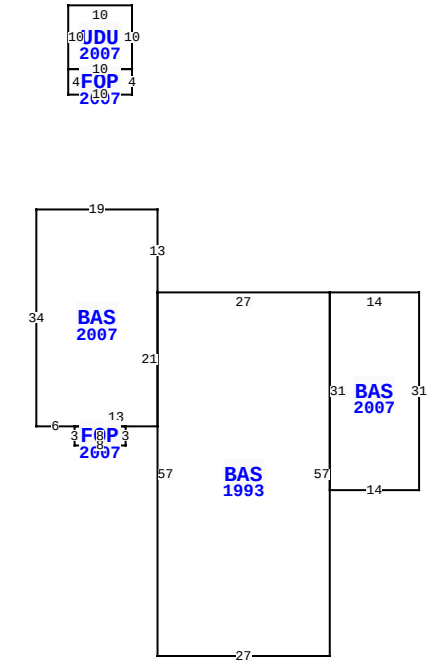
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 06 | Quality Level 06 |
| 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 | 1,539 | 100 | 1,539 | 152,029 |
| BAS | 434 | 100 | 434 | 42,872 |
| BAS | 646 | 100 | 646 | 63,814 |
| FOP | 24 | 30 | 7 | 692 |
| FOP | 40 | 30 | 12 | 1,185 |
| UDU | 100 | 55 | 55 | 5,433 |
| TOTALS | 2,783 | | 2,693 | 266,026 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,693 | 133.6944 | 120.66 | 324,937 | 1977 | 1995 | 0 | 0 | 0 | 18.13 | 81.87 |

1 SINGLE FAM – 100% - 0 Heated Area: 2619 HX Base Yr




97007 LOVERS LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 266,026 |
| TOTAL MARKET OB/XF VALUE | | 44,969 |
| TOTAL LAND VALUE - MARKET | | 195,910 |
| TOTAL MARKET VALUE | | 506,905 |
| SOH/AGL Deduction | | 227,257 |
| ASSESSED VALUE | | 279,648 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 229,648 |
| TOTAL JUST VALUE | | 506,905 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 458,052 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0835/0178 | 5/26/1998 | WD | U | V | 01 | 100 |
| GRANTOR: TILIAKOS MAGDALINE P | | | | | | |
| GRANTEE: TILIAKOS JOHN & MIC | | | | | | |
| 0325/0312 | 11/01/1980 | WD | Q | I | | 40,200 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W14 BAS=[YR=1993] W27 BAS=[YR=2007] N13 W19 S34 E6 FOP=[YR=2007] S3 E8 N3 W8$ E13 N21$ S57 E27 N57$ S31 E14 N31$ PTR= N45 W55 UDU=[YR=2007] E10 S10 FOP=[YR=2007] S4W10 N4 E10$ W10 N10$ S45 E55 $.

## 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 | 680.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 35 | 1,238 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 27 | 24 | 648.00 | SF | 35.00 | 35.00 | 100 | 2006 | 2006 | 3 | 48 | 10,886 | |
| 6 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 150.00 | LF | 32.00 | 32.00 | 100 | 2006 | 2006 | 3 | 72 | 3,456 | |
| 7 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 578.00 | SF | 85.00 | 85.00 | 100 | 1998 | 1998 | 3 | 23 | 11,300 | |
| 8 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 2,122.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 77 | 16,339 | |
| 9 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2007 | 2007 | 3 | 35 | 1,750 | |

## LAND DESCRIPTION

TOTAL OB/XF 44,969

| 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 | 000116 | C | SFR MARSH | 100 | 0007 | RS-1 | 0.00 | 0.00 | 2.74 | AC | | 1.00 | 1.00 | 0.65 | 110,000.00 | 71,500.00 | 195,910 | | | | | | | |

REVIEW DATE 12/23/2020 BY KWX Total Acres: 2.74 Total Land Value: 195,910 Market: 0 Agricultural: 0 Common: 195,910 PRINTED 08/02/2023 BY SYS