PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 1990/1383
(EX ESMT OR 616/1059)

HARRIS GEOFFREY TODD
97459 CHESTER RIVER RD
YULEE, FL 32097

2023

42-3N-28-0000-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

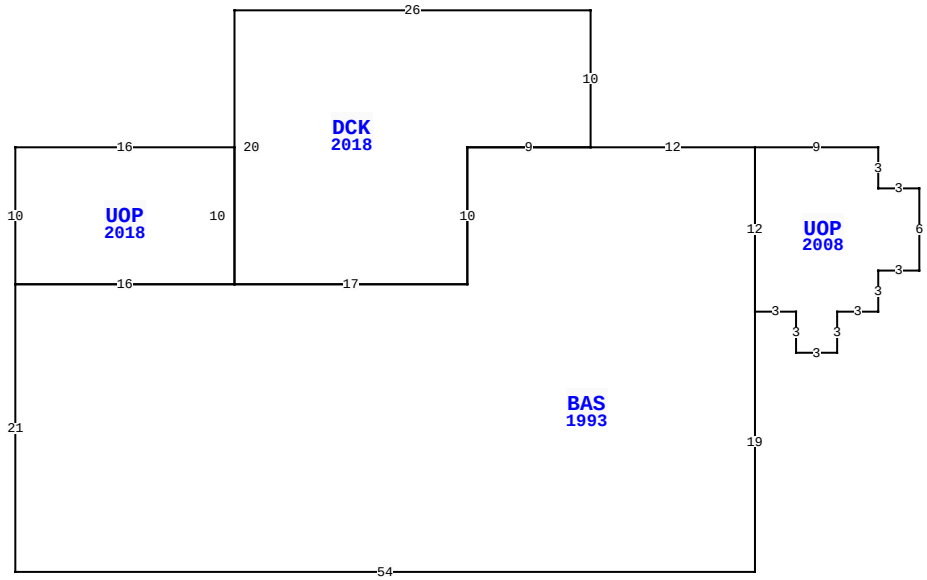
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,344	100	1,344	128,957
DCK	430	10	43	4,126
UOP	135	20	27	2,591
UOP	160	20	32	3,070
TOTALS	2,069		1,446	138,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,446	127.3272	114.91	166,160	1970	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1344 HX Base Yr 2016



97459 CHESTER RIVER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		138,744
TOTAL MARKET OB/XF VALUE		7,680
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		226,424
SOH/AGL Deduction		109,196
ASSESSED VALUE		117,228
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,228
TOTAL JUST VALUE		226,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z970841	OTHER	0	07/01/1997
94-01268	ADDITION	4,400	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/1383	7/10/2015	WD	Q	I	01	125,000
GRANTOR: PALMER SUZANNE T						
GRANTEE: HARRIS GEOFFREY TOD						
1555/1072	3/12/2008	WD	Q	I		146,000
GRANTOR: YATES VICTOR & MARY						
GRANTEE: PALMER SUZANNE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 DCK=[YR=2018] N10 W26 S20 E17 N10 E9$ W9 S10 W17 UOP=[YR=2018] N10 W16 S10 E16$ W16 S21 E54 N19 UOP=[YR=2008] E3 S3 E3 N3 E3 N3 E3 N6 W3N3 W9 S12$ N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	133.00	SF	6.50	6.50	100	1985	1985	3	49.5	428	
3	0812	CONCRETE C	0	100	0	0	1,395.00	SF	4.00	4.00	100	2000	2000	3	80	4,464	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
5	0680	POLE SHED	0	100	12	6	72.00	SF	10.00	10.00	100	2000	2000	3	29	209	

LAND DESCRIPTION

TOTAL OB/XF 7,680

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	000110	C	SFR RURAL	100	0008	RS-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/22/2019 BY KWXA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS