

PT JOHN LOWE GRANT
SEC 43-3N-28E IN OR 2463/1404
& ESMT IN OR 456/192

MCDONALD CLIFTON A & JANE O
97081 IRIS LN
YULEE, FL 32097

2023

43-3N-28-0000-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2													
Exterior Wall	12	CEDAR 100	0900	01	2,118	121.4220	144.19	305,394	1986	1986	0	0	0	18.00	82.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 1920												
Roof Cover	03	COMP SHNGL 50														HX Base Yr 2023												
Roof Cover	12	MODULAR MT 50																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 50																										
Interior Floo	13	LVT/LAMNT 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	2	100																										
Bathrooms	3	100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units	0	100																										
BUD8 Adjustme	04	DIST 01 100																										
Occupancy	00	NONE 100																										
Quality	04	Quality Level 04																										
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	1,152	100	1,152	136,208																								
FUS	768	100	768	90,805																								
UOP	192	20	38	4,493																								
UOP	256	20	51	6,030																								
UOP	256	20	51	6,030																								
USP	192	30	58	6,858																								
TOTALS	2,816		2,118	250,423																								
EXTRA FEATURES															97081 IRIS LN, YULEE													
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	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50	6.50	100	1986	1986	3	52	1,301												
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170												
3	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	27	621												
4	0300	BOAT DCK W	0	100	0	0	524.00	SF	40.00	40.00	100	2005	2005	3	44	9,222												
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	540												
6	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	2010	2010	3	64	2,662												
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2010	2010	3	50	750												
8	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00	13.00	100	2005	2005	3	27	702												
9	1242	WD DECK A	0	100	10	10	100.00	SF	12.50	12.50	100	2010	2010	3	50	625												
10	0754	FOP	0	100	8	12	96.00	SF	15.00	15.00	100	2005	2005	3	27	389												
LAND DESCRIPTION															TOTAL OB/XF 18,982													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000132	C	SFR RIVER	100	0008	RS-1	160.00	400.00	160.00	FF	6	1.00	1.00	1.00	3,200.00	3,200.00	512,000											
REVIEW DATE 04/22/2019 BY KW Total Acres: 0.00 Total Land Value: 512,000 Market: 0 Agricultural: 0 Common: 512,000 PRINTED 08/02/2023 BY SYS																												

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4									
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON		FNCT			NORM	% COND		VALUATION SUMMARY																			
																														VALUATION BY										STANDARD									
																														Tax Group: 4										Tax Dist:									
																														BUILDING MARKET VALUE										250,423									
																														TOTAL MARKET OB/XF VALUE										23,303									
																														TOTAL LAND VALUE - MARKET										512,000									
																														TOTAL MARKET VALUE										785,726									
																														SOH/AGL Deduction										293,869									
																														ASSESSED VALUE										491,857									
																														TOTAL EXEMPTION VALUE										HX HB 50,000									
																														BASE TAXABLE VALUE										441,857									
																														TOTAL JUST VALUE										785,726									
																														NCON VALUE										0									
																														INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										657,043									