PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 284/570
(EX PT IN OR 729/184)

RAINEY LUCILLE ESTATE
C/O MICHAEL C MASON, 86013 CHARMED WAY
YULEE, FL 32097

2023

51-3N-27-0000-0044-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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

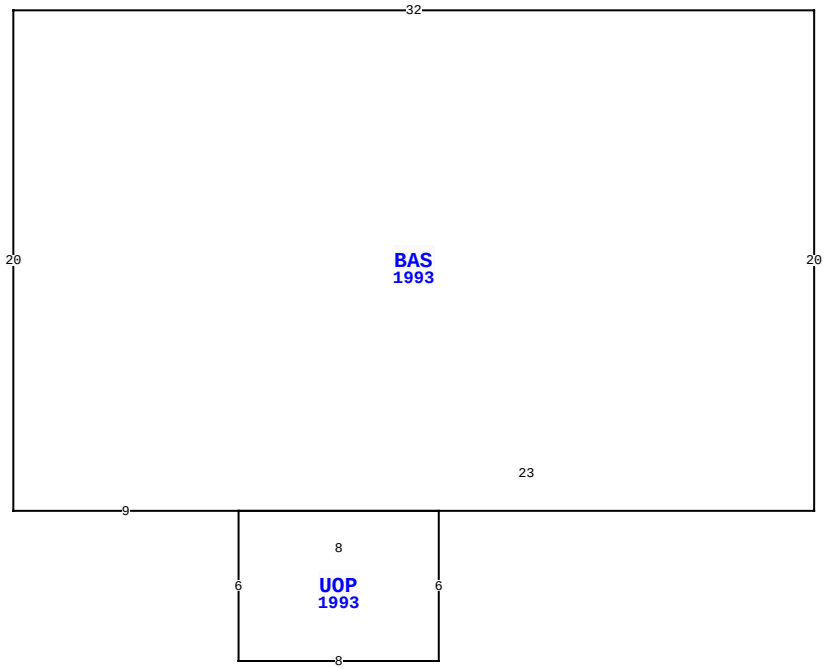
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	640	37,884
UOP	48	20	10	592
TOTALS	688		650	38,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	650	99.0000	89.35	58,078	1961	1961	0	0	0	33.75	66.25

1 SINGLE FAM – 0% - 0 Heated Area: 640 HX Base Yr



86013 CHARMED WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,477
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,750
TOTAL MARKET VALUE	75,227
SOH/AGL Deduction	34,692
ASSESSED VALUE	40,535
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,535
TOTAL JUST VALUE	75,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/0813	3/26/2018	QC	U	I	11	100
GRANTOR: JOHNSON CAMEIL S						
GRANTEE: MASON MICHAEL C						
2100/1873	3/11/2015	QC	U	I	11	100
GRANTOR: BAKER LORENE						
GRANTEE: JOHNSON CAMEIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S20 E9 UOP=[YR=1993] S6 E8 N6W8$ E23 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	000100	C	SFR	0		CG	50.00	115.00	7,000.00	SF		1.00	1.00	0.70	7.50	5.25	36,750							

REVIEW DATE 07/10/2018 BY SBX Total Acres: 0.00 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 08/02/2023 BY SYS