PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 141/419
(EX PT IN OR 70/500,OR 104/131

JACKSON ELOISE HENDERSON EST
86080 HENDERSON AV
YULEE, FL 32097

2024

42-2N-27-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
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	02	Quality Level 02

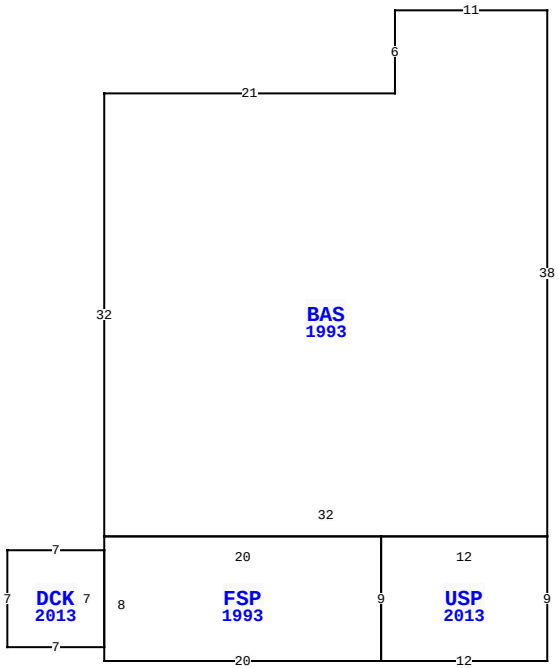
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,090	100	1,090	23,305
DCK	49	10	5	107
FSP	180	40	72	1,539
USP	108	30	32	684
TOTALS	1,427		1,199	25,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,199	75.0215	71.27	85,453	1955	1955	0	0	20	50.00	30.00

1 SINGLE FAM – 0% - 0 Heated Area: 1090 HX Base Yr



86080 HENDERSON AV, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	56,724
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	115,360
TOTAL MARKET VALUE	184,084
SOH/AGL Deduction	37,490
ASSESSED VALUE	146,594
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,594
TOTAL JUST VALUE	184,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,327

BLDG 3: SFR IS UNLIVEABLE (ROOF FALLING IN) - ADJS
OLD UNLIVEABLE SW/MH @ 86020 = NV : KW 6/2024
BLDG 2 @ 86044 _ CHANGED BTYPE FROM MH ADDTN TO AC
BLDG 1 @ 86080 _ AP% FOR DEFERRED MAINTENANCE:KW 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0141/0419	1/30/1973	WD	U	I	01	100

GRANTOR: HENDERSON JAMES E
GRANTEE: HENDERSON OLIVER &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S6 W21 S32 FSP=[YR=1993] S1 DCK=[YR=2013] W7 S7 E7 N7 $ S8 E20 USP=[YR=2013] E12 N9 W12 S9 $ N9 W20 $ E32 N38 $.

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	OR	0.00	0.00	2.06	AC		1.00	1.00	0.70	80,000.00	56,000.00	115,360							

REVIEW DATE 06/05/2024 BY KW Total Acres: 2.06 Total Land Value: 115,360 Market: 0 Agricultural: 0 Common: 115,360 PRINTED 08/06/2024 BY SYS

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 141/419
(EX PT IN OR 70/500,OR 104/131

JACKSON ELOISE HENDERSON EST
86080 HENDERSON AV
YULEE, FL 32097

2024

42-2N-27-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

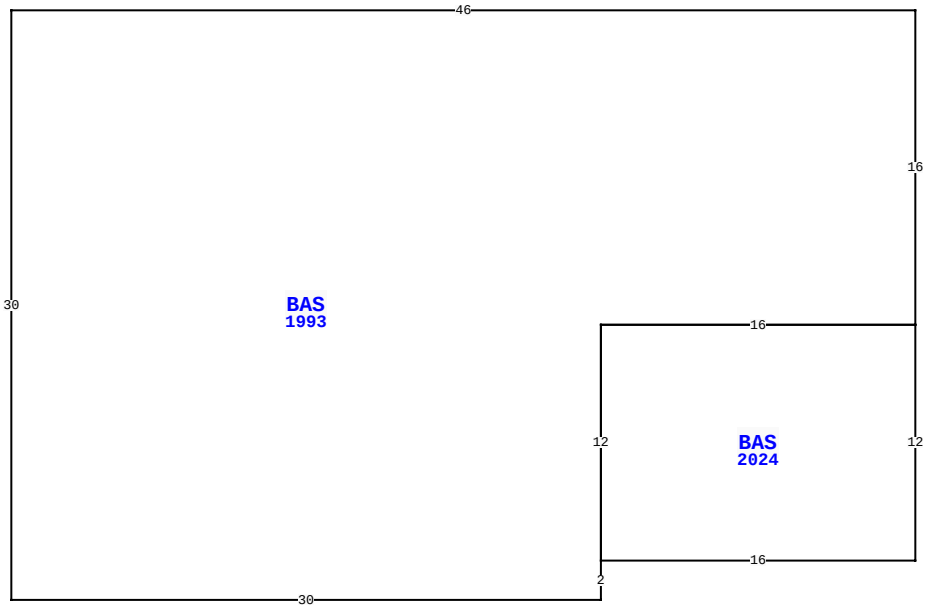
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 50
Exterior Wall	05	AVERAGE 50
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100	1,156	18,404
BAS	192	100	192	3,057
TOTALS	1,348		1,348	21,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0150	01	1,348	78.6240	39.31	52,990	1980	1980	0	0	30	29.50	40.50

2 ACCESORY U – 0% - 0 Heated Area: 1348 HX Base Yr



86080 HENDERSON AV, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL MARKET VALUE	184,084
SOH/AGL Deduction	37,490
ASSESSED VALUE	146,594
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,594
TOTAL JUST VALUE	184,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,327

WELL + SEPTIC ASSESSED FOR (UNASSESSED-UNLIVEABLE)

PRCL:0:1: MISC SHEDS ON PROPERTY NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0141/0419	1/30/1973	WD	U	I	01	100

GRANTOR: HENDERSON JAMES E

GRANTEE: HENDERSON OLIVER &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W46 S30 E30 N2 N12 E16 N16 $
BAS=[YR=2024;ORIG=-16,16] E16 S12 W16 N12 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2024 BY KW Total Acres: 2.06 Total Land Value: 115,360 Market: 0 Agricultural: 0 Common: 115,360 PRINTED 08/06/2024 BY SYS

PT JOHN LOW MILL GRANT
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86080 HENDERSON AV
YULEE, FL 32097

2024

42-2N-27-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

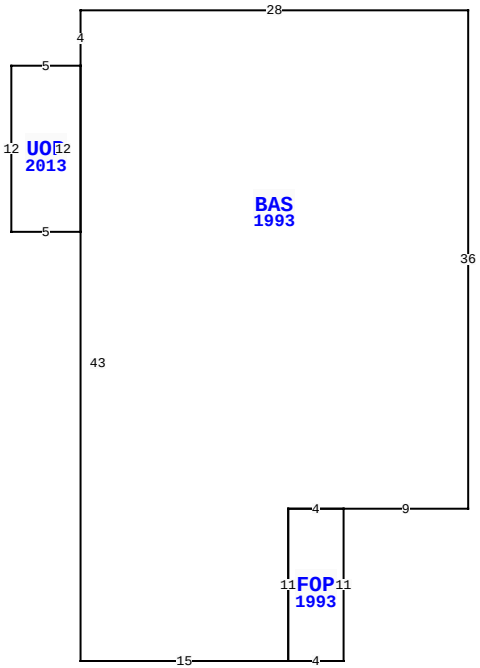
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,173	100	1,173	9,426
FOP	44	30	13	104
UOP	60	20	12	96
TOTALS	1,277		1,198	9,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,198	42.3000	40.18	48,136	1965	1965	0	0	60	49.00	20.00

3 SINGLE FAM – 0% - 0 Heated Area: 1173 HX Base Yr



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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,594
TOTAL JUST VALUE	184,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0141/0419	1/30/1973	WD	U	I	01	100

GRANTOR: HENDERSON JAMES E

GRANTEE: HENDERSON OLIVER &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W28 S4 S43 E15 N11 E4 E9 N36 $
UOP=[YR=2013;ORIG=-28,4] W5 S12 E5 N12 $
FOP=[YR=1993;ORIG=-13,47] E4 N11 W4 S11 $
.

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

REVIEW DATE 06/05/2024 BY KW Total Acres: 2.06 Total Land Value: 115,360 Market: 0 Agricultural: 0 Common: 115,360 PRINTED 08/06/2024 BY SYS