

PT OF SEC 42-2N-27E
PAR 1 IN OR 2499/1403
LYING NE OF PINWOOD DR

BUTLER DWAYNE
6048 W CABANNE PLACE
ST LOUIS, MO 63112

2024

42-2N-27-0000-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	2,906	100	2,906	286,561
FGR	864	55	475	46,840
FOP	180	30	54	5,325
FSP	342	40	137	13,510
PTO	5	5	0	0
PTO	12	5	1	99
STP	28	10	3	296
TOTALS	4,337		3,576	352,629

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	0	0	0	2,874.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	0	0	0	252.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	
5	1128	BRICK 12"	0	0	0	0	43.00	SF	14.00	14.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0		OR	0.00	0.00	0.71	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,576	116.9550	111.11	397,329	2008	2008	0	0	11.25	88.75
2 SINGLE FAM - 0% - 2024											
Heated Area: 2906											
HX Base Yr											

BLD DATE	07/22/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86258 PINWOOD DR, YULEE				

TOTAL OB/XF											
14,229											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		352,629	
TOTAL MARKET OB/XF VALUE		14,229	
TOTAL LAND VALUE - MARKET		56,800	
TOTAL MARKET VALUE		423,658	
SOH/AGL Deduction		0	
ASSESSED VALUE		423,658	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		423,658	
TOTAL JUST VALUE		423,658	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,996	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13303	MECH OTHER	0	09/01/2007
P12586	OTHER	0	08/01/2007
E19664	ELEC OTHER	5,900	07/01/2007
C20073	CO ISSUED	0	06/01/2007
R10470	REPAIR/RRF	4,015	06/01/2007
B20073	NEW CONSTR	321,900	06/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2499/1403	9/07/2021	PR	U	I	19
GRANTOR: KERR BETTY JEAN					
GRANTEE: BUTLER DWAYNE					
0952/1738	11/09/2000	QC	U	I	06
GRANTOR: CALHOUN SHIRLEY & SHA					
GRANTEE: KERRY BETTY JEAN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2008] W22 STP=[YR=2008] N4 PTO=[YR=2008] N2 W6 S2 E6\$ W7 S4 E7 \$ W11 BAS=[YR=2008] W31 S47 FGR=[YR=2008] S36 E24 N24 FOP=[YR=2008] E18 PTO=[YR=2008] S1 E5 N1 W5\$ E12 N6 W30 S6\$ N12 W24\$ E24 S6 E40 N47 W17 S9 W16 N15\$ S15 E16 N9 E17 N6\$.											