IN OR 2715/1031
PARCELS 23-2 & 23-4

CALHOUN MARY E L/E/
86225 PINEWOOD DR
YULEE, FL 32097

2024

42-2N-27-0000-0023-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03

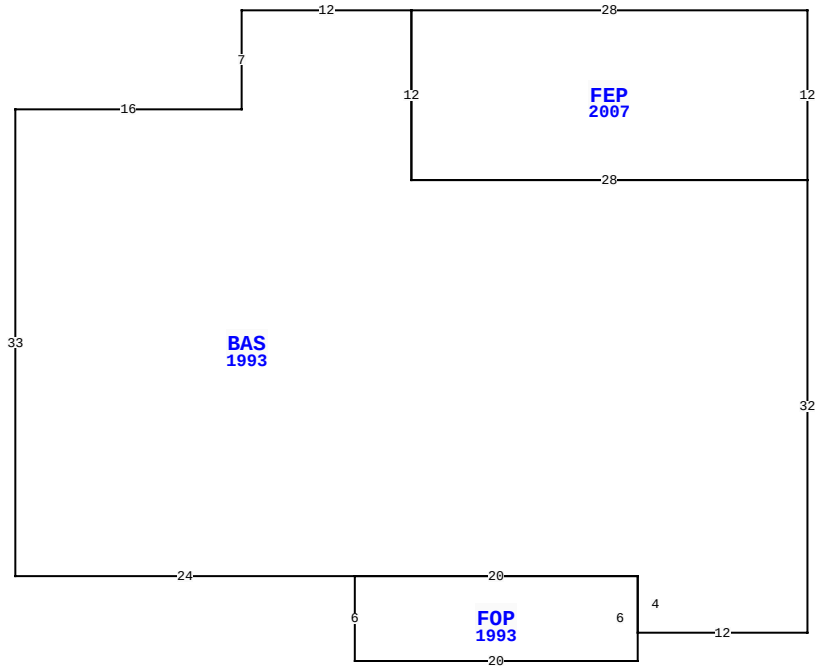
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1,840	133,793
FEP	336	80	269	19,560
FOP	120	30	36	2,617
TOTALS	2,296		2,145	155,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	120.5400	114.51	245,624	1965	1970	0	0	0	36.50	63.50

1 SINGLE FAM – 100% - 0 Heated Area: 1840 HX Base Yr



86225 PINEWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,971
TOTAL MARKET OB/XF VALUE		4,381
TOTAL LAND VALUE - MARKET		58,520
TOTAL MARKET VALUE		218,872
SOH/AGL Deduction		110,318
ASSESSED VALUE		108,554
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		53,554
TOTAL JUST VALUE		218,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16520	ADDITION	23,195	09/01/2005
R970726	REPAIR/RRF	7,500	01/07/1998
3391	H/AC	3,800	05/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1031	5/30/2024	LE	U	I	11	100
GRANTOR: CALHOUN MARY E						
GRANTEE: CALHOUN CHRISTOPHER						
0533/0381	12/17/1987	FS	U	V		100
GRANTOR: JOHNSON ETHEL LEE C						
GRANTEE: CALHOUN JAMES & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2007] W28 BAS=[YR=1993] W12 S7 W16 S33 E24
FOP=[YR=1993] S6 E20 N6 W20 $ E20 S4 E12 N32 W28 N12 $S12 E28 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	0511	GARAGE CB-	0	100	18	28	504.00	SF	24.00	24.00	100	1975	1975	3	26	3,145	
2	0810	CONCRETE A	0	100	0	0	38.00	SF	6.50	6.50	100	1975	1975	3	26	64	
3	0811	CONCRETE B	0	100	23	22	506.00	SF	5.20	5.20	100	1980	1980	3	32.5	855	
4	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	1980	1980	3	32.5	317	

LAND DESCRIPTION

TOTAL OB/XF 4,381

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	100		OR	0.00	0.00	0.77	AC		1.00	1.00	0.95	80,000.00	76,000.00	58,520							

REVIEW DATE 12/12/2019 BY DJA Total Acres: 0.77 Total Land Value: 58,520 Market: 0 Agricultural: 0 Common: 58,520 PRINTED 08/06/2024 BY SYS