

PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2248/944
BEING PARCELS A & B &

CHATMAN ISABELLA LIVING TRUST/CHATMAN ISABELLA TRU
86510 PINWOOD DRIVE
YULEE, FL 32041

2024

42-2N-27-0000-0026-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

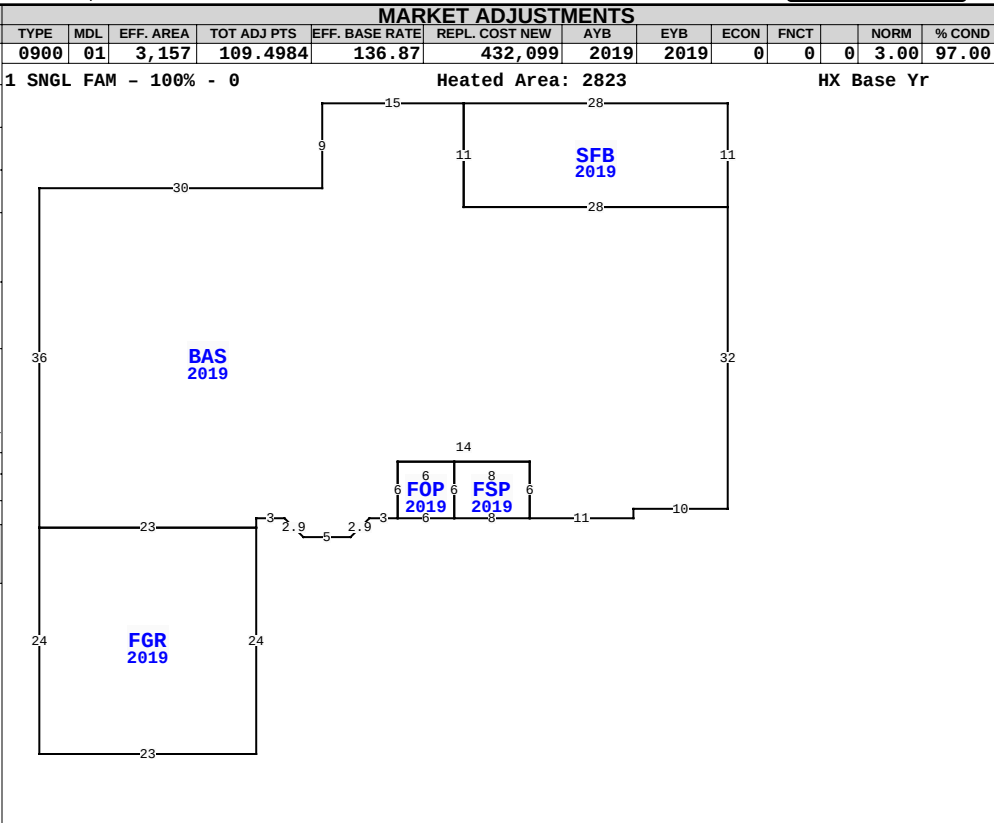
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,577	100	2,577	342,133
FGR	552	55	304	40,360
FOP	36	30	11	1,461
FSP	48	40	19	2,523
SFB	308	80	246	32,660

TOTALS	3,521		3,157	419,136
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	1,359.00	SF	5.20	5.20	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
4	0476	VF 6 SBPL	0	100	0	0	630.00	LF	32.00	32.00	
5	0462	ST/AL FNC	0	100	0	0	504.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RM	0.00	0.00	0.89	AC	



86510 PINWOOD DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					557,020				
TOTAL MARKET OB/XF VALUE					36,234				
TOTAL LAND VALUE - MARKET					71,200				
TOTAL MARKET VALUE					664,454				
SOH/AGL Deduction					199,963				
ASSESSED VALUE					464,491				
TOTAL EXEMPTION VALUE					HX HB WX SL 464,491				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					664,454				
NCON VALUE					163,084				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					447,232				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008999	CO ISSUED		07/14/2023
230003138	5SX32 D/W M/H		03/09/2023
20000565	CO ISSUED	0	01/21/2020
19006269	NEW CONSTR	334,435	06/13/2019
18007973	DEMOLITION	4,850	01/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE	Q U	V I	RSN CD	SALE PRICE	
2248/0962	12/06/2018	WD	U	I	11	100	
GRANTOR: CHATMAN ISABELLA H							
GRANTEE: CHATMAN ISABELLA H							
2248/0952	12/06/2018	WD	U	I	11	100	
GRANTOR: GILYARD MARIEL ELLANA							
GRANTEE: CHATMAN ISABELLA H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2019] W28 BAS=[YR=2019] W15 S9 W30 S36									
FGR=[YR=2019] S24 E23 N24 W23\$ E23 N1 E3 D2 R2 E5 R2 U2									
E3 FOP=[YR=2019] E6 FSP=[YR=2019] E8 N6 W8 S6\$ N6 W6 S6\$ N6									
E14 S6 E11 N1E10 N32 W28 N11 \$ S11 E28 N11\$.									

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