PT JOHN LOW GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN DBK 167/154

JACKSON FRANCENA EST
C/O PETREACE NICOLE PONDER, 86129 PALM TREE DRIVE
YULEE, FL 32097

2024

42-2N-27-0000-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86129 PALM TREE DR, 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	0
TOTAL MARKET OB/XF VALUE	12,064
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	37,064
SOH/AGL Deduction	8,093
ASSESSED VALUE	28,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,971
TOTAL JUST VALUE	37,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8146	MH MOVE-ON	5,600	04/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1875/1070	8/26/2013	QC	U	I	11	100
GRANTOR: GOODMAN DAISY ELIZABE						
GRANTEE: PONDER PETREACE NIC						
0656/0911	5/01/1992	WD	U	I	06	100
GRANTOR: DUKES JASON						
GRANTEE: GOODMAN DAISY ELIZA						

BUILDING NOTES

BUILDING DIMENSIONS

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	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1980	1980	3	20	64	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,064

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	000102	C	SFR/MH	0		RM	100.00	50.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/06/2024 BY SYS