

PT JOHN LOWE GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN OR 1091/1264

TERRY ROY III
7271 VELVET OAKS CT
JACKSONVILLE, FL 32277

2024

42-2N-27-0000-0035-0000



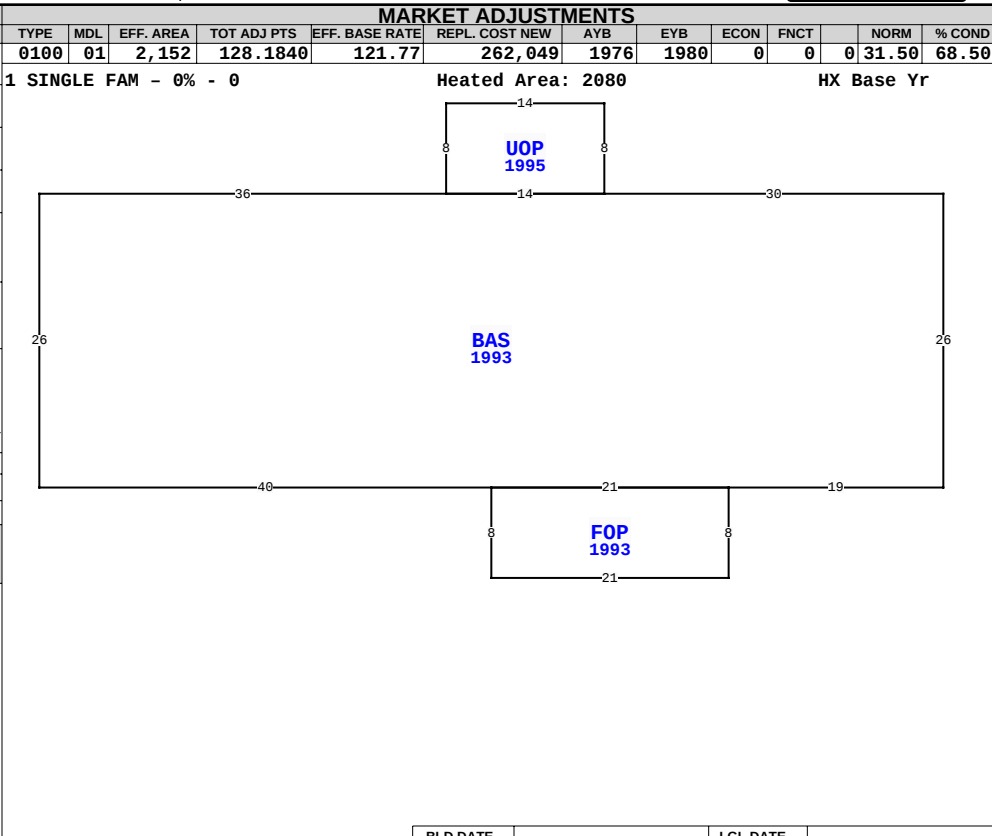
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
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	2,080	100	2,080	173,498
FOP	168	30	50	4,171
UOP	112	20	22	1,835
TOTALS	2,360		2,152	179,504

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0351	CARPORT MT	0	0	20	21	420.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	
8	0812	CONCRETE C	0	0	0	0	3,200.00	SF	4.00	4.00	

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	0008	RM	0.00	0.00	1.39	AC	



86101 PALM TREE DR, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY					PAGE 1 of 4		
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				219,576			
TOTAL MARKET OB/XF VALUE				14,082			
TOTAL LAND VALUE - MARKET				111,200			
TOTAL MARKET VALUE				344,858			
SOH/AGL Deduction				28,181			
ASSESSED VALUE				316,677			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				316,677			
TOTAL JUST VALUE				344,858			
NCON VALUE				43,440			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				313,645			
SW/MH @ 86111 _ VIN: 26076 _ SW/MH (12X56 W/ 9X26							
SW/MH @ 86103 _ VIN: 0790 (SW/MH = 14X36 W/ 14X10							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W30 W14 W36 S26 E40 E21 E19 N26 \$											
FOP=[YR=1993;ORIG=-40,26] S8 E21 N8 W21 \$											
UOP=[YR=1995;ORIG=-30,0] N8 W14 S8 E14 \$											

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[illegible]

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	26	AL SIDING 100		
Roof Structure	01	FLAT 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	02	WINDOW 100		
Heating Type	03	FORCED AIR 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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	672	100	672	13,661
FEP	234	85	199	4,045
TOTALS	906		871	17,706

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	871	96.8000	67.76	59,019	1976	1976	0	0	70.00	30.00

6 M/H 93- - 0% - 2024

Heated Area: 871

HX Base Yr

BAS
2024

FEP
2024

BLD DATE

XF DATE

LGL DATE

LAND DATE