PT JOHN LOW GRANT SEC 42-2N-27
IN OR 2539/318

HARVEY SONYA A L/E/
P O BOX 352
YULEE, FL 32041-0352

2024

42-2N-27-0000-0035-0010

NASSAU COUNTY PROPERTY

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	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

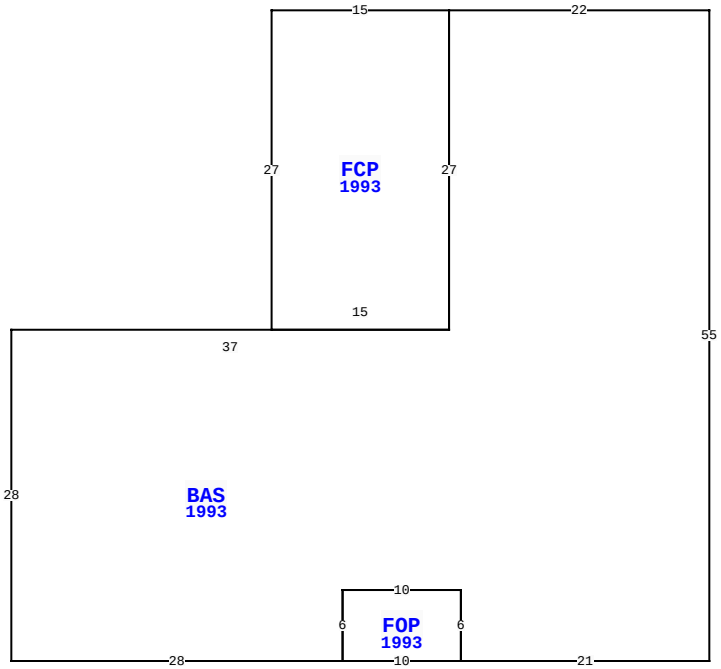
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	2,186	162,527
FCP	405	25	101	7,509
FOP	60	30	18	1,338
TOTALS	2,651		2,305	171,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	118.5800	112.65	259,658	1945	1975	0	0	0	34.00	66.00

1 SINGLE FAM – 100% - 2006 Heated Area: 2186 HX Base Yr 2006



86092 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		171,374
TOTAL MARKET OB/XF VALUE		4,733
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		216,107
SOH/AGL Deduction		92,259
ASSESSED VALUE		123,848
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		68,848
TOTAL JUST VALUE		216,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0318	12/08/2021	QC	U	I	11	100
GRANTOR: HARVEY SONYA A						
GRANTEE: HARVEY SONYA A L/E						
1580/0462	8/06/2008	QC	U	I	18	100
GRANTOR: HARVEY SONYA A						
GRANTEE: HARVEY SONYA A & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FCP=[YR=1993] W15 S27 E15 N27$ S27 W37 S28 E28 FOP=[YR=1993] E10 N6 W10S6$ N6 E10 S6 E21 N55$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	0	0	348.00	SF	6.50	6.50	100	1995	1995	3	70	1,583	

LAND DESCRIPTION

TOTAL OB/XF 4,733

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	000100	C	SFR	100	0008	RM	169.00	100.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 12/12/2019 BY DJA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS