PT JOHN LOW GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN OR 2406/1440

GREEN IDA W/ROBINSON MAXINE
86542 PINEWOOD DRIVE
YULEE, FL 32097

2024

42-2N-27-0000-0036-0000

BUILDING CHARACTERISTICS

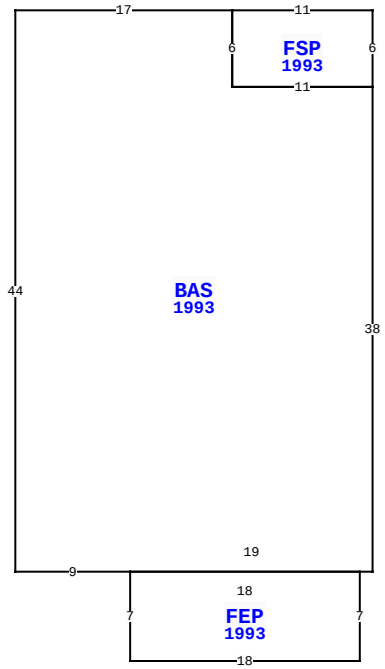
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,166	100	1,166	40,495
FEP	126	80	101	3,508
FSP	66	40	26	903
TOTALS	1,358		1,293	44,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,293	73.1120	69.46	89,812	1962	1962	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 1166 HX Base Yr



86082 SPICEWOOD ST, 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	44,906
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	87,406
SOH/AGL Deduction	7,173
ASSESSED VALUE	80,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,233
TOTAL JUST VALUE	87,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2406/1440	11/05/2020	FJ	U	I	11	0
GRANTOR: SERMONS OPHELIA JACOB						
GRANTEE: GREEN IDA W & MAXIN						
2047/1944	3/01/2015	QC	U	I	11	10,000
GRANTOR: GREEN IDA ET AL						
GRANTEE: BENJAMIN ROBERT & K						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W11 BAS=[YR=1993] W17 S44 E9 FEP=[YR=1993] S7 E18 N7 W18$ E19 N38 W11 N6$ S6 E11 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0008	RM	85.00	100.00	1.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	42,500							

REVIEW DATE 06/27/2024 BY KWA Total Acres: 0.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 08/06/2024 BY SYS