PT JOHN LOWE GRANTS SEC'S
42-2N-27E & 51-3N-27E
PARCEL 1 IN OR 2706/625

JAX FREEDOM HOME BUYERS LLC
5210 BELFORT ROAD SUITE 210
JACKSONVILLE, FL 32256

**2024**

**42-2N-27-0000-0044-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| 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 |
| Quality | 04 | Quality Level 04 |

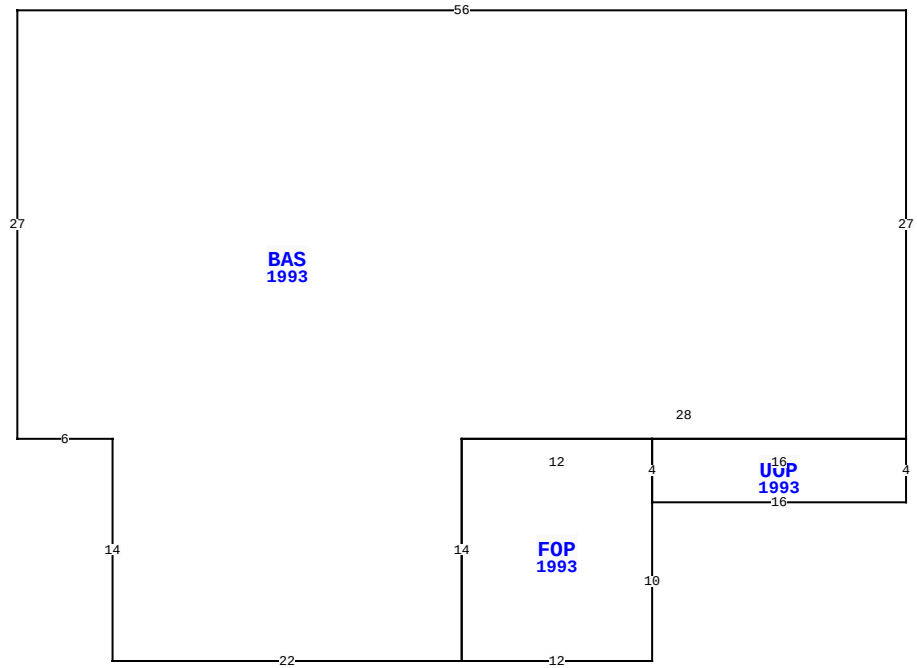
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,820 | 100 | 1,820 | 49,271 |
| FOP | 168 | 30 | 50 | 1,354 |
| UOP | 64 | 25 | 16 | 433 |
| TOTALS | 2,052 | | 1,886 | 51,058 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,886 | 128.9200 | 90.24 | 170,193 | 1989 | 1989 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2014 Heated Area: 1820 HX Base Yr 2014




86135 SPICEWOOD ST, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 51,058 |
| TOTAL MARKET OB/XF VALUE | | 3,483 |
| TOTAL LAND VALUE - MARKET | | 25,000 |
| TOTAL MARKET VALUE | | 79,541 |
| SOH/AGL Deduction | | 29,459 |
| ASSESSED VALUE | | 50,082 |
| TOTAL EXEMPTION VALUE | HX HB | 25,082 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 79,541 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 76,005 |

TW/MH APPEARS TO BE ENCROACHING ON BOTH PARCELS: 0

BLDG:1:4: 1989 SUMM (1998)

BLDG:1:3: RP: 12649700 & 12649699 & 12649690

BLDG:1:1: TW/MH/ID (H76642GL/ H76642GR/ H76642GK)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20060504 | H/AC | 2,530 | 03/13/2006 |
| 7808 | MH MOVE-ON | 39,900 | 05/16/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2706/625 | 4/10/2024 | WD | U | I | 37 | 103,000 |
| GRANTOR: WHITESIDE-GRAVES CHER | | | | | | |
| GRANTEE: JAX FREEDOM HOME BU | | | | | | |
| 2706/622 | 4/04/2024 | QC | U | I | 11 | 100 |
| GRANTOR: GRAVES CORI DAWN | | | | | | |
| GRANTEE: WHITESIDE-GRAVES CH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E6 S14 E22 FOP=[YR=1993] E12N10
UOP=[YR=1993] E16 N4 W16 S4$ N4 W12 S14$ N14 E28 N27$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 291.00 | SF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 62 | 1,173 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 66 | 2,310 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,483

| 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 | 100 | 0008 | RM | 45.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 0.50 | 50,000.00 | 25,000.00 | 25,000 | | | | | | | |

REVIEW DATE 06/09/2021 BY NWA Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/06/2024 BY SYS