PT OF THE JOHN LOWE GRANT
IN SEC 42-2N-27E AS TO PAR 1
IN OR 2495/106

CBAR ASSET COMPANY LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2024

42-2N-27-0000-0074-0120

BUILDING CHARACTERISTICS

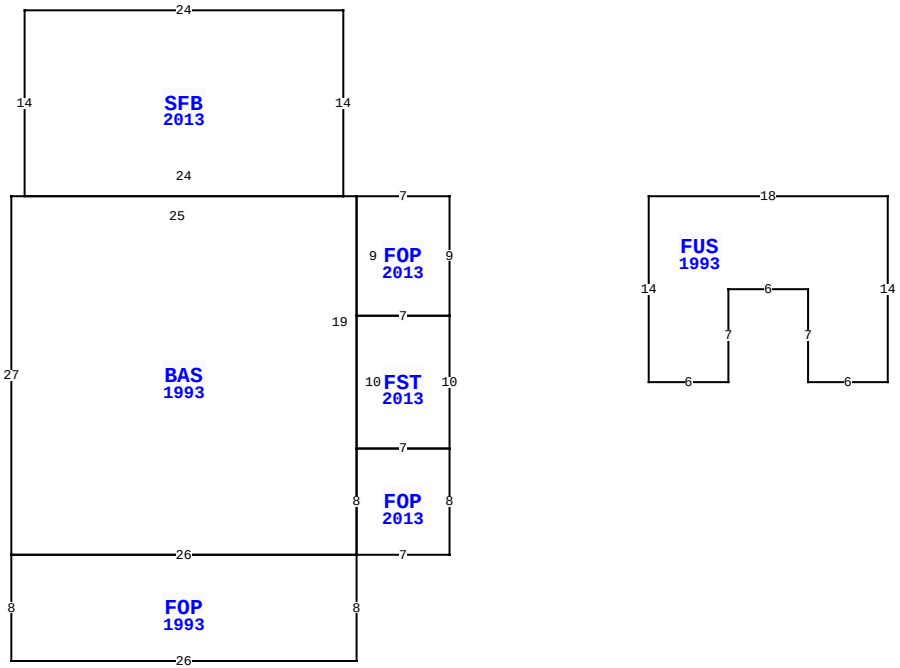
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	702	100	702	91,583
FOP	208	30	62	8,089
FOP	56	30	17	2,218
FOP	63	30	19	2,479
FST	70	55	38	4,957
FUS	210	100	210	27,396
SFB	336	80	269	35,094
TOTALS	1,645		1,317	171,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	146.8688	139.53	183,761	1980	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1181 HX Base Yr



85228 JOHNSON LN, 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	171,817
TOTAL MARKET OB/XF VALUE	2,994
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	224,811
SOH/AGL Deduction	0
ASSESSED VALUE	224,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,811
TOTAL JUST VALUE	224,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/78	6/08/2023	SW	U	I	37	628,800
GRANTOR: VM PRONTO LLC						
GRANTEE: CBAR ASSET COMPANY						
2495/0106	9/03/2021	SW	U	I	11	100
GRANTOR: ARVM 5 LLC						
GRANTEE: VM PRONTO LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W7 BAS=[YR=1993] W1 SFB=[YR=2013] N14 W24 S14 E24 $ W25 S27 FOP=[YR=1993] S8 E26 N8 W26 $ E26 FOP=[YR=2013] E7 N8 W7 S8 $ N8 FST=[YR=2013] E7 N10 W7 S10 $ N19$ S9 E7 N9 $PTR=E15 FUS=[YR=1993] E18 S14 W6 N7 W6 S7 W6 N14$ W15$.

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	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2008	2008	3	35	1,260	
2	0510	GARAGE WD-	0	0	10	10	100.00	SF	35.00	35.00	100	2006	2006	3	44	1,540	
3	1242	WD DECK A	0	0	6	12	72.00	SF	10.00	10.00	100	2006	2006	3	27	194	

LAND DESCRIPTION

TOTAL OB/XF 2,994

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS