PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2539/745

BOX-WRIGHT LINDA
2046 MARLIN CT
FERNANDINA BEACH, FL 32034

2024

42-2N-27-0000-0091-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

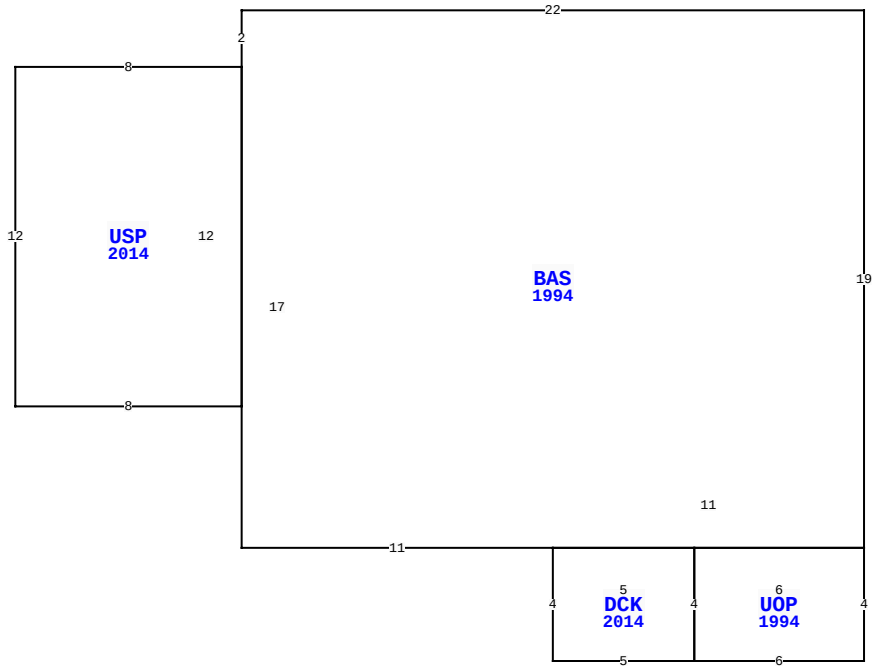
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	418	100	418	37,034
DCK	20	10	2	177
UOP	24	20	5	443
USP	96	30	29	2,569
TOTALS	558		454	40,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	454	115.5000	109.72	49,813	1935	1975	0	0	0	19.25	80.75

1 SINGLE FAM – 0% - 2023 Heated Area: 418 HX Base Yr



85026 DURRANCE AVE, 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	40,224
TOTAL MARKET OB/XF VALUE	402
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	85,626
SOH/AGL Deduction	0
ASSESSED VALUE	85,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,626
TOTAL JUST VALUE	85,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2539/0745	2/15/2022	WD	Q	I	02	110,000
GRANTOR: MILLER JOHN & KARA						
GRANTEE: BOX WRIGHT LINDA						
2368/1804	6/15/2020	WD	Q	I	01	60,000
GRANTOR: ANTIKAMNIA LLC						
GRANTEE: MILLER JOHN & KARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W22 S2 USP=[YR=2014] W8 S12 E8 N12$ S17 E11
DCK=[YR=2014] S4 E5 UOP=[YR=1994] E6 N4 W6 S4$ N4 W5$ E11
N19$.

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	0	8	9	72.00	SF	6.50	6.50	100	2005	2005	3	86	402	

LAND DESCRIPTION

TOTAL OB/XF 402

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		OR	140.00	140.00	0.45	AC		1.00	1.00	1.25	80,000.00	100,000.00	45,000							

REVIEW DATE 05/20/2020 BY NWP Total Acres: 0.45 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS