

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2372/732
BEING EXHIBIT B

TUCKER MATTHEW D
85042 HALLS LN
YULEE, FL 32097

2024

42-2N-27-0000-0096-0000



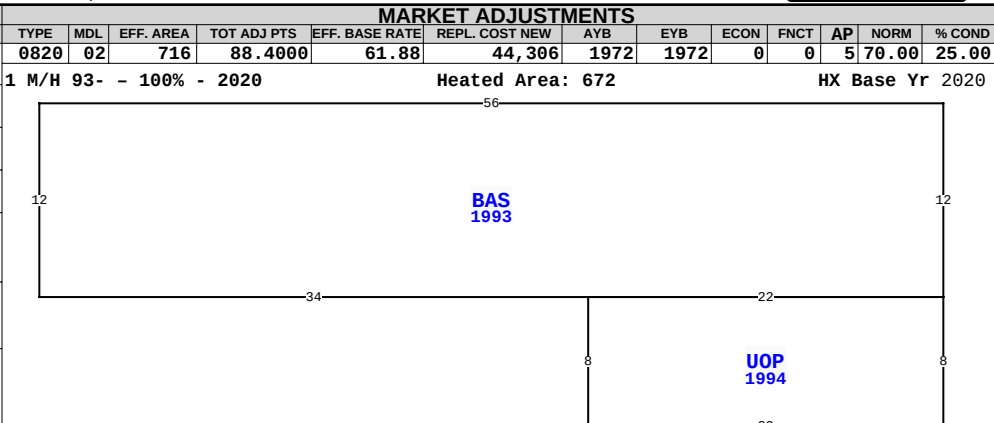
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
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	672	100	672	10,396
UOP	176	25	44	681
TOTALS	848		716	11,076

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0751	UOP	0 100	22	7	154.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000102	C	SFR/MH	100	0004	OR	0.00	0.00	



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
1,047									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					11,076				
TOTAL MARKET OB/XF VALUE					1,047				
TOTAL LAND VALUE - MARKET					46,000				
TOTAL MARKET VALUE					58,123				
SOH/AGL Deduction					27,786				
ASSESSED VALUE					30,337				
TOTAL EXEMPTION VALUE					25,000				
BASE TAXABLE VALUE					5,337				
TOTAL JUST VALUE					58,123				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					57,378				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24169	DEMOLITION	200	12/01/2010
95-01826	XF0B	4,000	03/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2372/0073	6/26/2020	FJ	U	I	11	0			
GRANTOR: CLERK OF COURT									
GRANTEE: TUCKER MATTHEW D									
2306/1949	9/17/2019	QC	U	I	11	100			
GRANTOR: HALL THOMAS E									
GRANTEE: WARREN RICKEY L									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W56 S12 E34 UOP=[YR=1994] S8 E22 N8 W22\$ E22 N12\$.									