BLK 1 LOT 16,17 & PT OF JOHN
LOWE MILL GRANT SEC 42-2N-27E
IN OR 431/690 (EX UTIL ESMT

HARRIS DAVID FRANKLIN III
86351 CALLAWAY DR
YULEE, FL 32097

2024

42-2N-27-4400-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

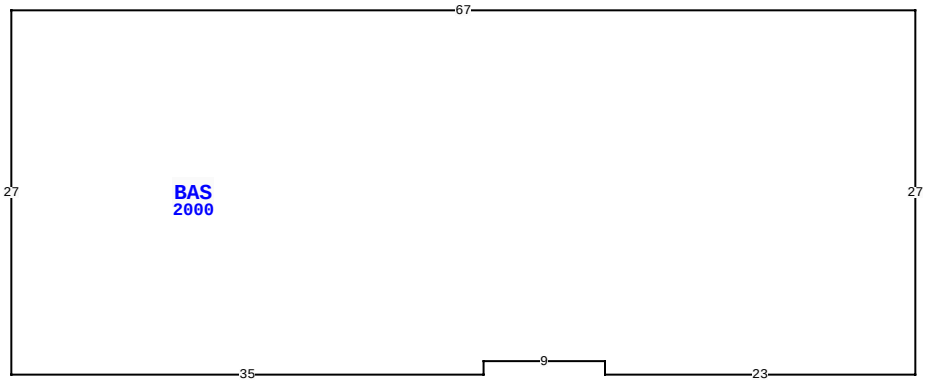
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	135,468
TOTALS	1,800		1,800	135,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,800	106.0000	84.80	152,640	2000	2000	0	0	0	11.25	88.75

1 SFR MODULR – 100% - 0 Heated Area: 1800 HX Base Yr



86351 CALLAWAY DR, 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		204,072
TOTAL MARKET OB/XF VALUE		696
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		314,768
SOH/AGL Deduction		132,823
ASSESSED VALUE		181,945
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,945
TOTAL JUST VALUE		314,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006738	NEW CONSTR	85,000	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0431/0690	8/10/1984	QC	U	I	01	100
GRANTOR: HARRIS DAVID FRANKLIN						
GRANTEE: HARRIS DAVID FRANKL						
0340/0002	6/01/1981	WD	Q	I		23,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W67 S27 E35 N1 E9 S1 E23 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	0858	SCULP CONC	0	100	24	3	72.00	SF	10.40	10.40	100	1999	1999	3	93	696	

LAND DESCRIPTION

TOTAL OB/XF 696

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	100		RSF-	2180.00	250.00	2.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	110,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS

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42-2N-27-4400-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

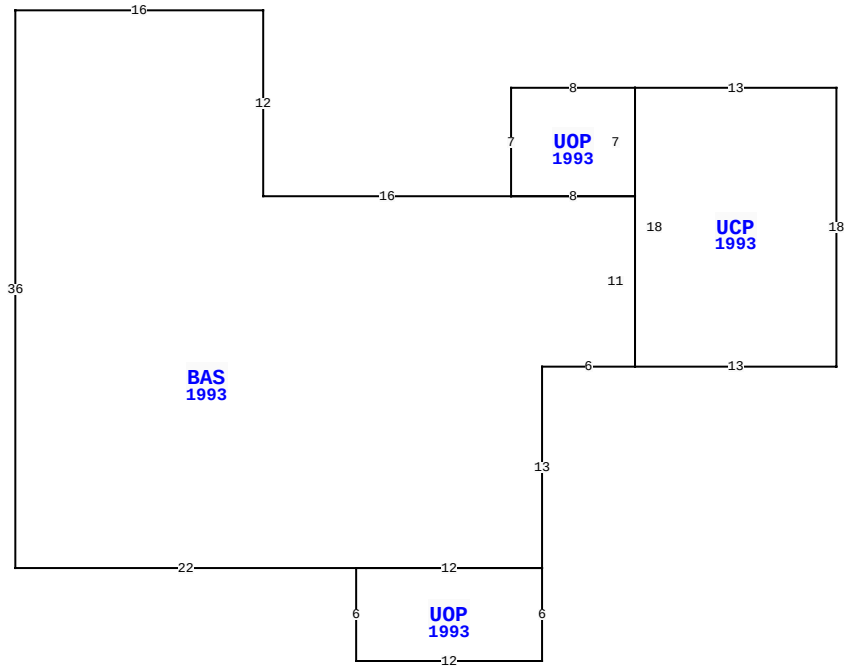
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	03	BELOW AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,074	100	1,074	64,294
UCP	234	20	47	2,814
UOP	56	20	11	659
UOP	72	20	14	838
TOTALS	1,436		1,146	68,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,146	84.3600	80.14	91,840	1962	1962	0	0	0	25.30	74.70

2 SINGLE FAM – 0% - 0 Heated Area: 1074 HX Base Yr



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0340/0002	6/01/1981	WD	Q	I		23,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES

L N	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

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W13 UOP=[YR=1993] W8 S7 BAS=[YR=1993] W16 N12 W16 S36 E22 UOP=[YR=1993] S6 E12 N6 W12 $ E12 N13 E6 N11 W8 $ E8 N7 $ S18 E13 N18 $.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS