PT JOHN LOWE GRANT IN
SEC 42-3N-28E IN OR 325/312 &
OR 835/178 (EX OR 2353/1130)

TILIAKOS JOHN N & MICHELE M
97007 LOVERS LN
YULEE, FL 32097

2024

42-3N-28-0000-0018-0020

BUILDING CHARACTERISTICS

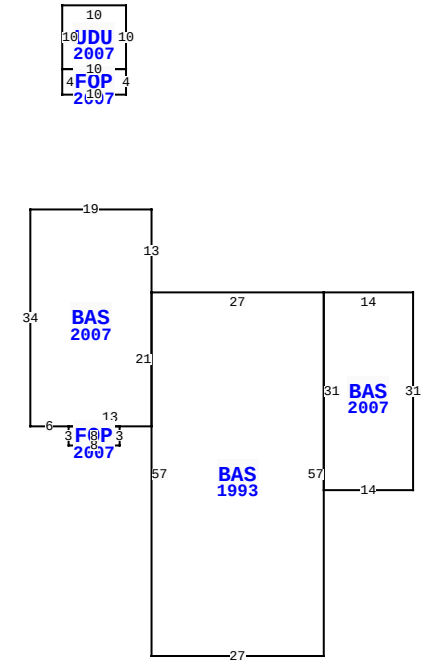
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1,539	158,818
BAS	434	100	434	44,787
BAS	646	100	646	66,664
FOP	24	30	7	722
FOP	40	30	12	1,238
UDU	100	55	55	5,676
TOTALS	2,783		2,693	277,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,693	133.6944	127.01	342,038	1977	1995	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 0 Heated Area: 2619 HX Base Yr



97007 LOVERS 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		277,906
TOTAL MARKET OB/XF VALUE		42,222
TOTAL LAND VALUE - MARKET		195,910
TOTAL MARKET VALUE		516,038
SOH/AGL Deduction		228,001
ASSESSED VALUE		288,037
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,037
TOTAL JUST VALUE		516,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0835/0178	5/26/1998	WD	U	V	01	100
GRANTOR: TILIAKOS MAGDALINE P						
GRANTEE: TILIAKOS JOHN & MIC						
0325/0312	11/01/1980	WD	Q	I		40,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 BAS=[YR=1993] W27 BAS=[YR=2007] N13 W19 S34 E6 FOP=[YR=2007] S3 E8 N3 W8$ E13 N21$ S57 E27 N57$ S31 E14 N31$ PTR= N45 W55 UDU=[YR=2007] E10 S10 FOP=[YR=2007] S4W10 N4 E10$ W10 N10$ S45 E55 $.

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	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,149	
2	0510	GARAGE WD-	0	100	27	24	648.00	SF	35.00	35.00	100	2006	2006	3	44	9,979	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2006	2006	3	69	3,312	
4	0861	POOL GUNIT	0	100	0	0	578.00	SF	85.00	85.00	100	1998	1998	3	21	10,317	
5	0855	CONC PAVER	0	100	0	0	2,122.00	SF	10.00	10.00	100	1998	1998	3	75	15,915	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550	

LAND DESCRIPTION

TOTAL OB/XF 42,222

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	000116	C	SFR MARSH	100	0007	RSF-1	0.00	0.00	2.74	AC		1.00	1.00	0.65	110,000.00	71,500.00	195,910							

REVIEW DATE 12/23/2020 BY KWX Total Acres: 2.74 Total Land Value: 195,910 Market: 0 Agricultural: 0 Common: 195,910 PRINTED 08/06/2024 BY SYS