PT JOHN LOWE GRANT IN
SEC 42-3N-28E IN OR 2353/1130

TILIAKOS NICHOLAS &/DULL CASSIE L
97007 LOVERS LANE
YULEE, FL 32097

2024

42-3N-28-0000-0018-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

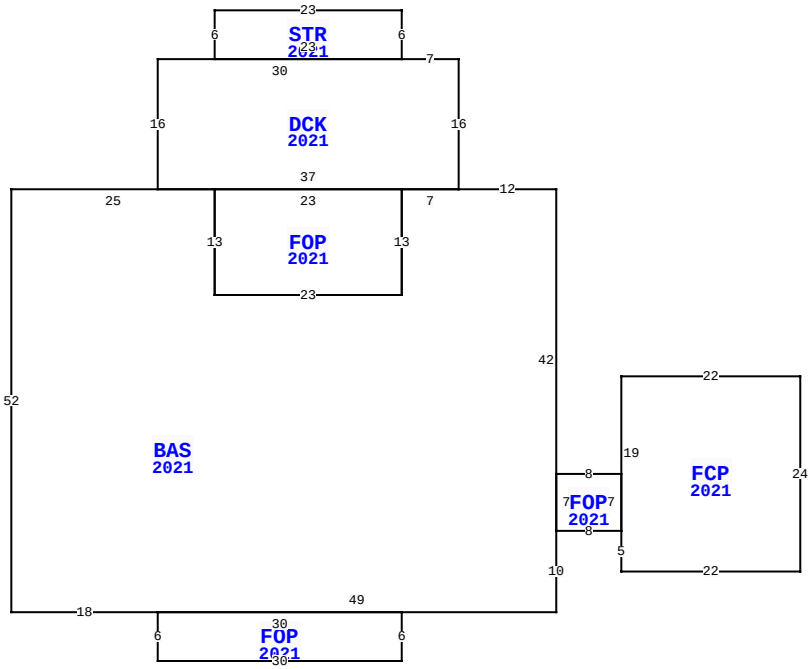
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	3,185	100	3,185	421,043
DCK	592	10	59	7,800
FCP	528	25	132	17,450
FOP	56	30	17	2,248
FOP	180	30	54	7,138
FOP	299	30	90	11,897
STR	138	10	14	1,851
TOTALS	4,978		3,551	469,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,551	106.2900	132.86	471,786	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 3185 HX Base Yr 2023



97005 LOVERS LN, 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		489,241
TOTAL MARKET OB/XF VALUE		9,251
TOTAL LAND VALUE - MARKET		110,550
TOTAL MARKET VALUE		609,042
SOH/AGL Deduction		3,281
ASSESSED VALUE		605,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		555,761
TOTAL JUST VALUE		609,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007766	CO ISSUED	0	05/20/2021
B2008210	GARAGE	57,960	09/08/2020
B2007766	NEW CONSTR	412,028	08/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/1130	4/10/2020	QC	U	V	11	100

GRANTOR: TILIAKOS JOHN N & MIC

GRANTEE: TILIAKOS NICHOLAS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 DCK=[YR=2021] N16 W7 STR=[YR=2021] N6 W23 S6 E23$ W30 S16 E37$ W7 FOP=[YR=2021] W23 S13 E23 N13$ S13 W23 N13 W25 S52 E18 FOP=[YR=2021] S6 E30 N6 W30$ E49 N10 FOP=[YR=2021] E8 FCP=[YR=2021] S5 E22 N24 W22 S19$ N7 W8 S7$ N42$.

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	0812	CONCRETE C	0	100	0	0	2,336.00	SF	4.00	4.00	100	2021	2021	3	99	9,251	

LAND DESCRIPTION

TOTAL OB/XF 9,251

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	1.34	AC		1.00	1.00	0.75	110,000.00	82,500.00	110,550							

REVIEW DATE 10/15/2021 BY KW Total Acres: 1.34 Total Land Value: 110,550 Market: 0 Agricultural: 0 Common: 110,550 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

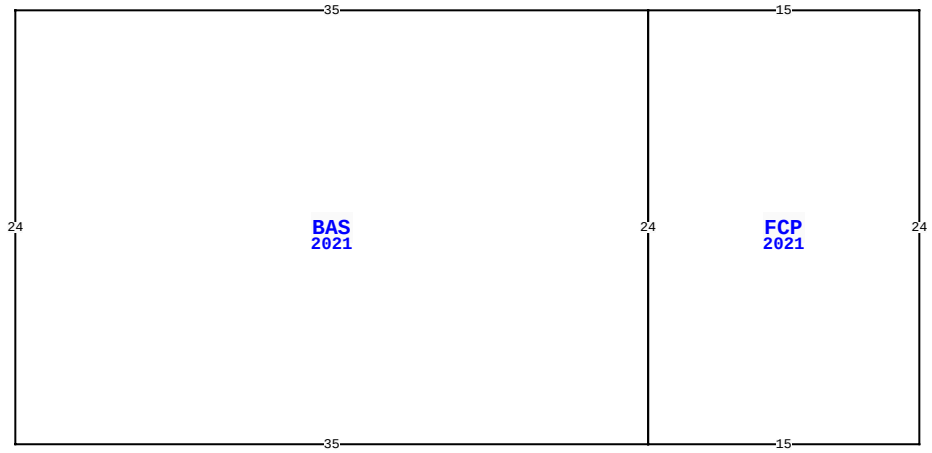
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	17,897
FCP	360	25	90	1,918
TOTALS	1,200		930	19,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	930	62.1000	21.74	20,218	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 840 HX Base Yr 2023



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NASSAU COUNTY PROPERTY

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GRANTOR: TILIAKOS JOHN N & MIC
GRANTEE: TILIAKOS NICHOLAS &

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W15 BAS=[YR=2021] W35 S24 E35 N24$ S24 E15 N24$.

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

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 10/15/2021 BY KW Total Acres: 1.34 Total Land Value: 110,550 Market: 0 Agricultural: 0 Common: 110,550 PRINTED 08/06/2024 BY SYS