

PT JOHN LOWE GRANTS
SEC'S 42 & 43-3N-28E
IN OR 2720/1354

BLACK SHAWN
96840 CHESTER ROAD
YULEE, FL 32097

2024

43-3N-28-0000-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	2. 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	643	100	643	62,055
BAS	760	100	760	73,347
DCK	45	10	4	386
FSP	380	40	152	14,670
FUS	640	100	640	61,766
TOTALS	2,468		2,199	212,223

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,426.00	SF	4.00	4.00	
2	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0008	RSF-1	0.00	0.00	0.95	AC	
2	000115	C	SFR ACRES	100	0008	RSF-1	0.00	0.00	2.89	AC	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,199 125.8859 119.59 262,978 1974 1982 0 0 0 19.30 80.70

1 SINGLE FAM - 100% - 0 Heated Area: 2043 HX Base Yr

20 10 38 38 11 10 21 29 20 5 5

BAS 2009 FSP 2009 BAS 1993 DCK 2009

20 32 32 20

FUS 1993

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/20/2023 MLU

TOTAL OB/XF											
7,545											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		233,178	
TOTAL MARKET OB/XF VALUE		7,545	
TOTAL LAND VALUE - MARKET		245,760	
TOTAL MARKET VALUE		486,483	
SOH/AGL Deduction		276,113	
ASSESSED VALUE		210,370	
TOTAL EXEMPTION VALUE	HX HB WX	55,000	
BASE TAXABLE VALUE		155,370	
TOTAL JUST VALUE		486,483	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		476,417	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2720/1354	6/19/2024	QC	U	I	11	100	
GRANTOR: SKIPPER MICHELLE M							
GRANTEE: BLACK SHAWN P							
1316/0886	5/10/2005	QC	U	I	01	100	
GRANTOR: SKIPPER OTIS LEE JR &							
GRANTEE: SKIPPER WILLIAM O &							

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2009] W10 BAS=[YR=2009] W20 S38 E9 BAS=[YR=1993] S3 E1 S29 DCK=[YR=2009] S5 E9 N5 W9 \$ E20 N32 W21 \$ E11 N38 \$ S38 E10 N38 \$ PTR= E30 FUS=[YR=1993] E20 S32 W20 N32 \$ W30 \$.											

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