PT JOHN W LOWE MILL GRANT
SEC 44-3N-28E IN OR 2591/806
{1974 ECHO SW/MH}

PALMETTO HOLDINGS LLC
96595 CHESTER ROAD
FERNANDINA BEACH, FL 32034

2024

44-3N-28-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

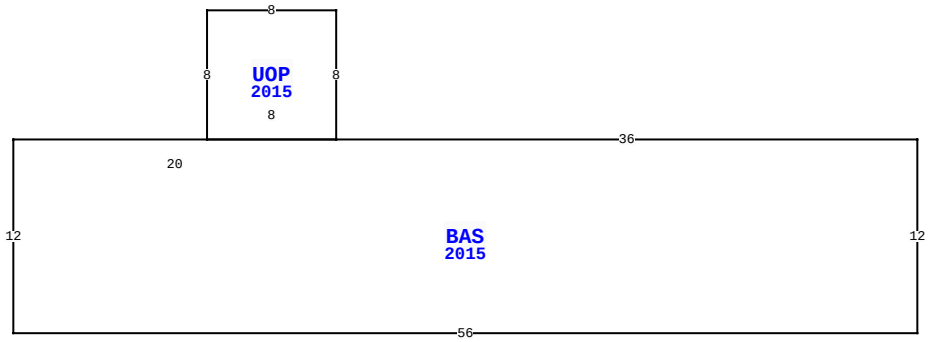
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	35,315
UOP	64	25	16	841
TOTALS	736		688	36,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	688	100.1000	70.07	48,208	1974	2014	0	0	0	25.00	75.00

1 M/H 93- – 0% - 2023 Heated Area: 672 HX Base Yr



96595 CHESTER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,156
TOTAL MARKET OB/XF VALUE	24,230
TOTAL LAND VALUE - MARKET	212,000
TOTAL MARKET VALUE	272,386
SOH/AGL Deduction	0
ASSESSED VALUE	272,386
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,386
TOTAL JUST VALUE	272,386
NCON VALUE	24,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1703383	CHNGE SRVC	489	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0806	9/15/2022	WD	Q	I	01	325,000
GRANTOR: SANCHEZ ART						
GRANTEE: PALMETTO HOLDINGS L						
2513/0668	9/10/2021	WD	U	I	11	100
GRANTOR: JONES PAULA ANN						
GRANTEE: SANCHEZ ART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W36 UOP=[YR=2015] N8 W8 S8 E8$ W20 S12 E56 N12 $.

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	1243	WD DECK F	0	0	8	8	64.00	SF	8.00	8.00	100	2010	2010	3	45	230	
2	0351	CARPORT MT	0	0	40	30	1,200.00	SF	10.00	10.00	100	2024	2022		100	12,000	
3	0351	CARPORT MT	0	0	40	30	1,200.00	SF	10.00	10.00	100	2024	2022		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 24,230

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	80,000.00	80,000.00	104,000							
2	000102	C	SFR/MH	0		OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	80,000.00	80,000.00	108,000							

REVIEW DATE 02/23/2024 BY DJA Total Acres: 2.65 Total Land Value: 212,000 Market: 0 Agricultural: 0 Common: 212,000 PRINTED 08/06/2024 BY SYS