PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 845/1860
(EX TEMP CONSTR ESMT IN

SCOTT JEANNE H
P O BOX 1199
HILLIARD, FL 32046

**2024**

**51-3N-27-0000-0061-0000**

## 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 | 09 | PINE WOOD 100 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

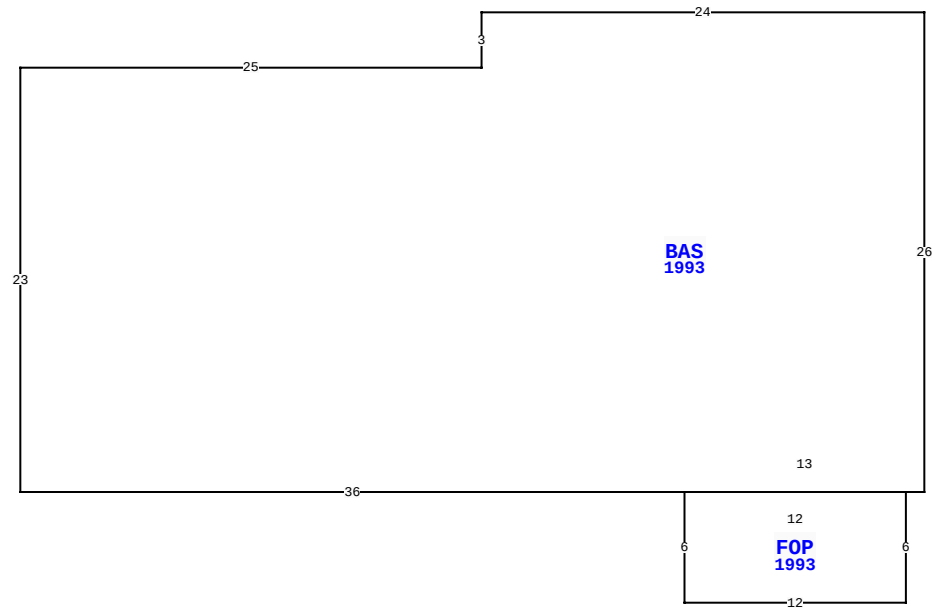
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,199 | 100 | 1,199 | 78,059 |
| FOP | 72 | 30 | 22 | 1,432 |
| TOTALS | 1,271 | | 1,221 | 79,492 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,221 | 89.0000 | 84.55 | 103,236 | 1960 | 1960 | 0 | 0 | 0 | 23.00 | 77.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1199 HX Base Yr




86464 PAGES DAIRY 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 | 79,492 |
| TOTAL MARKET OB/XF VALUE | 10,425 |
| TOTAL LAND VALUE - MARKET | 179,200 |
| TOTAL MARKET VALUE | 269,117 |
| SOH/AGL Deduction | 99,998 |
| ASSESSED VALUE | 169,119 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 169,119 |
| TOTAL JUST VALUE | 269,117 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 265,697 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0845/1860 | 8/21/1998 | WD | Q | I | | 62,000 |

GRANTOR: POTTS HERBERT M P/R
GRANTEE: SCOTT JEANNE H

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 S3 W25 S23 E36 FOP=[YR=1993] S6 E12 N6 W12$ E13 N26 $.

## 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 | 0511 | GARAGE CB- | 0 | 0 | 26 | 30 | 780.00 | SF | 40.00 | 40.00 | 100 | 1976 | 1976 | 3 | 27 | 8,424 | |
| 2 | 0350 | CARPORT WD | 0 | 0 | 12 | 22 | 264.00 | SF | 13.00 | 13.00 | 100 | 1980 | 1980 | 3 | 20 | 686 | |
| 3 | 0350 | CARPORT WD | 0 | 0 | 12 | 26 | 312.00 | SF | 13.00 | 13.00 | 100 | 1980 | 1980 | 3 | 20 | 811 | |
| 4 | 0801 | ASPHALT A | 0 | 0 | 0 | 0 | 336.00 | SF | 3.00 | 3.00 | 100 | 1980 | 1980 | 3 | 50 | 504 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,425

| 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 | 000115 | C | SFR ACRES | 0 | | CN | 0.00 | 0.00 | 2.24 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 179,200 | | | | | | | |

REVIEW DATE 03/23/2022 BY NWA Total Acres: 2.24 Total Land Value: 179,200 Market: 0 Agricultural: 0 Common: 179,200 PRINTED 08/06/2024 BY SYS