PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN DBK 238/443

HENRY VALERIE ET AL/ARTHUR VIOLET
86105 KUTANA DRIVE
YULEE, FL 32097

2025

42-2N-27-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
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

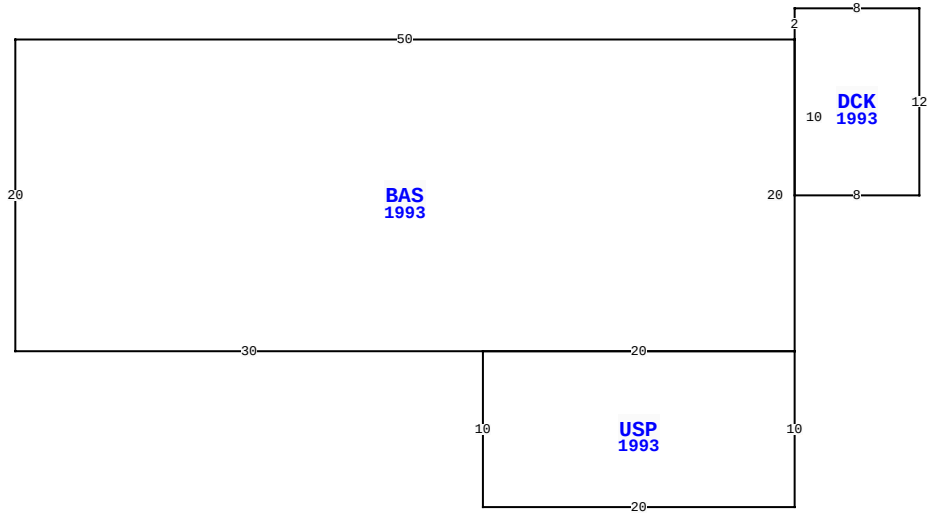
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	78,064
DCK	96	10	1993	10	781
USP	200	30	1993	60	4,684
TOTALS	1,296			1,070	83,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,070	109.1800	109.18	116,823	1956	1970	0	0	0	28.50	71.50

1 SINGLE FAM – 8% - 2017 Heated Area: 1000 HX Base Yr 2017



86105 KUTANA DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		83,528
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		143,528
SOH/AGL Deduction		34,301
ASSESSED VALUE		109,227
TOTAL EXEMPTION VALUE	HA HAB	5,502
BASE TAXABLE VALUE		103,725
TOTAL JUST VALUE		143,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21445	REMODEL	500	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/1523	4/12/2023	FJ	U	I	11	0
GRANTOR: HENRY GLADYS HENDERSO						
GRANTEE: HENRY VALERIE ET AL						
0238/0443	6/01/1956	WD	Q	V	01	100
GRANTOR: HENRY BESSIE LEE (WID						
GRANTEE: HENRY BENJAMIN & GL						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W8 S2 BAS=[YR=1993] W50 S20 E30 USP=[YR=1993] S10 E20 N10 W20 $ E20 N20 $ S10 E8 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	8	0008	OR	100.00	140.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/01/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS