PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2162/712

WALKER TERRY L
56 INLAND ROAD
LEVITTOWN, PA 19057

2025

42-2N-27-0000-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

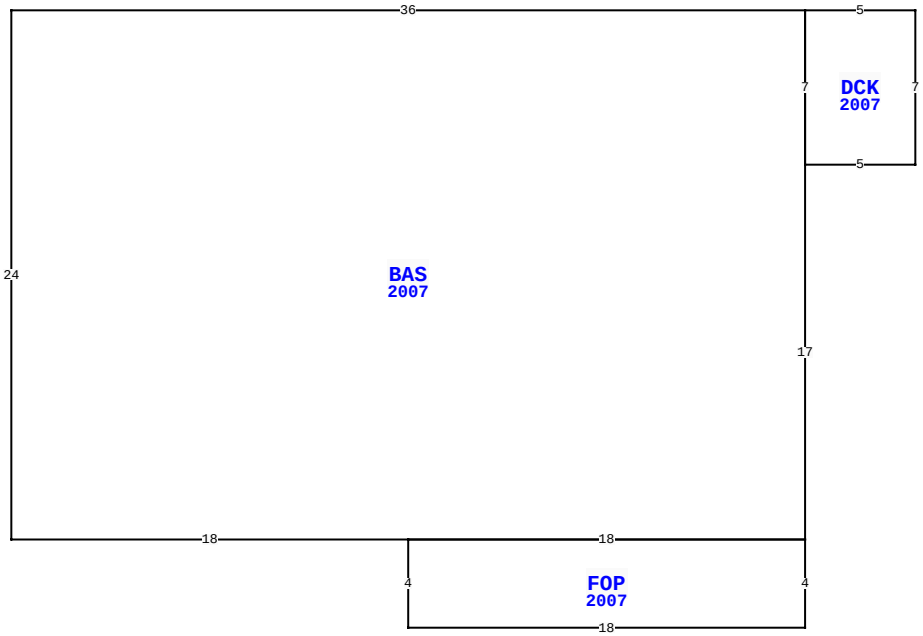
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2007	864	91,856
DCK	35	10	2007	4	425
FOP	72	30	2007	22	2,339
TOTALS	971			890	94,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	890	115.5600	115.56	102,848	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



86064 HENDERSON AVE, 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	94,620
TOTAL MARKET OB/XF VALUE	622
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	155,242
SOH/AGL Deduction	29,574
ASSESSED VALUE	125,668
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,668
TOTAL JUST VALUE	155,242
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,005

SHED-NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611710	H/AC	0	06/01/2006
E0617507	ELEC OTHER	2,000	06/01/2006
P0611198	OTHER	0	06/01/2006
E17314	ELEC OTHER	0	05/01/2006
C17581	CO ISSUED	0	04/01/2006
B17581	NEW CONSTR	64,800	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/0712	11/29/2017	FJ	U	I	11	0
GRANTOR: WALKER BERNICE E ESTA						
GRANTEE: WALKER TERRY L						
2162/0695	11/29/2017	FJ	U	I	11	0
GRANTOR: WALKER BERNICE E ESTA						
GRANTEE: WALKER TERRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=-5,0] W36 S24 E18 E18 N17 N7 $
FOP=[YR=2007;ORIG=-23,24] S4 E18 N4 W18 $
DCK=[YR=2007;ORIG=0,0] W5 S7 E5 N7 $
.

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	0810	CONCRETE A	0	0	0	0	110.00	SF	6.50	6.50	100	2007	2007	3	87	622	

LAND DESCRIPTION

TOTAL OB/XF 622

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	0	0008	OR	75.00	200.00	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