

JACKSON ELOISE HENDERSON EST
86080 HENDERSON AV
YULEE, FL 32097

2025

42-2N-27-0000-0016-0000

[illegible]

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 141/419
(EX PT IN OR 70/500,OR 104/131

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BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		02	WALL BOARD 50		
Exterior Wall		05	AVERAGE 50		
Roof Structure		02	SHED 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		04	PLYWOOD 100		
Interior Floor		14	CARPET 100		
Air Condition		02	WINDOW 100		
Heating Type		02	CONVECTION 100		
Bedrooms			3 100		
Bathrooms			1 100		
Frame		02	WOOD FRAME 100		
Stories		1.	1. 100		
Units			0 100		
Quality		01	Quality Level 01		
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	1,156	100	1993	1,156	19,268
BAS	192	100	2024	192	3,200
TOTALS	1,348			1,348	22,468

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
0150	01	1,348	78.6240	41.67	56,171	1980	1980	0	0	30	30.00
2 ACCESSORY U - 0% - 0											
Heated Area: 1348											
HX Base Yr											
BAS 1993 BAS 2024											
86080 HENDERSON AV, YULEE											
				BLD DATE					LGL DATE	05/08/2025	
				XF DATE					LAND DATE		
				INC DATE					AG DATE		

NASSAU COUNTY PROPERTY											4
PAGE 2 of 3											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						59,588					
TOTAL MARKET OB/XF VALUE						12,000					
TOTAL LAND VALUE - MARKET						122,570					
TOTAL MARKET VALUE						194,158					
SOH/AGL Deduction						32,905					
ASSESSED VALUE						161,253					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						161,253					
TOTAL JUST VALUE						194,158					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						184,084					
WELL + SEPTIC ASSESSED FOR (UNASSESSED-UNLIVEABLE)											
MISC SHEDS ON PROPERTY NO VALUE											

