PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2387/1349

RIVETT RACHEL I
2715 EAST 6TH PL
PANAMA CITY, FL 32401

2025

42-2N-27-0000-0019-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	01	NONE 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

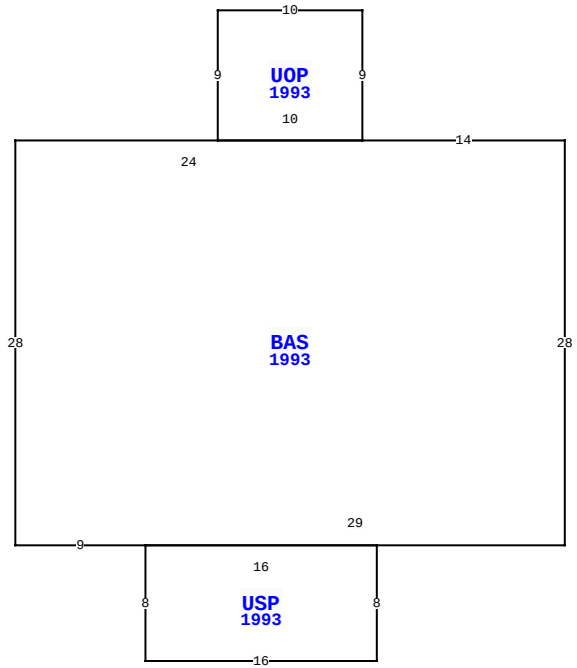
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	14,843
UOP	90	20	1993	18	251
USP	128	30	1993	38	530
TOTALS	1,282			1,120	15,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,120	55.8000	55.80	62,496	1940	1940	0	0	25	50.00	25.00

1 SINGLE FAM – 0% - 0 Heated Area: 1064 HX Base Yr



86002 HENDERSON AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,624
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	121,975
TOTAL MARKET VALUE	137,599
SOH/AGL Deduction	12,593
ASSESSED VALUE	125,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,006
TOTAL JUST VALUE	137,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,643

6/2024KW: OBSERVED THAT SFR APPEARS HAS BEEN VACAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2387/1349	8/26/2020	QC	U	I	11	100
GRANTOR: THOMAS ANDREW C						
GRANTEE: RIVETT RACHEL I						
1496/0729	5/02/2007	WD	Q	I	06	100
GRANTOR: HOWARD DAVID LEE						
GRANTEE: THOMAS ANDREW C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] N9 W10 S9 E10$ W24 S28 E9
USP=[YR=1993] S8 E16 N8 W16$ E29 N28$.

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	0	0008	OR	0.00	0.00	2.05	AC		1.00	1.00	0.70	85,000.00	59,500.00	121,975							

REVIEW DATE 06/05/2024 BY KW Total Acres: 2.05 Total Land Value: 121,975 Market: 0 Agricultural: 0 Common: 121,975 PRINTED 07/30/2025 BY SYS