PT JOHN LOWE GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN OR 187/316 BEING PARCEL "A"

MOBLEY GAIL/MOBLEY MAGGIE ESTATE
PO BOX 151
YULEE, FL 32041

2025

42-2N-27-0000-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

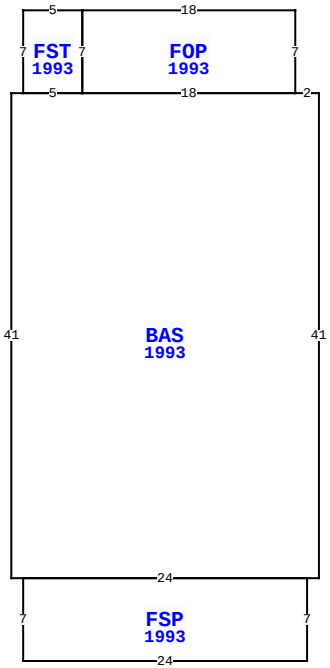
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	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	1,066	100	1993	1,066	57,425
FOP	126	30	1993	38	2,047
FSP	168	40	1993	67	3,609
FST	35	55	1993	19	1,024
TOTALS	1,395			1,190	64,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	89.0400	89.04	105,958	1945	1960	0	0	0	39.50	60.50

1 SINGLE FAM – 50% - 2023 Heated Area: 1066 HX Base Yr 2023



463200 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,105
TOTAL MARKET OB/XF VALUE		1,540
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		133,145
SOH/AGL Deduction		0
ASSESSED VALUE		133,145
TOTAL EXEMPTION VALUE	HA HAB WX	46,572
BASE TAXABLE VALUE		86,573
TOTAL JUST VALUE		133,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,249

12/2019KW: MISC STRG = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01968	REMODEL	4,000	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0187/0316	1/06/1975	WD	Q	I		6,000
GRANTOR: SINGLETARY DAVID VAUG						
GRANTEE: MOBLEY MAGGIE ETAL						
0097/0043	2/12/1940	WD	U	I	17	100
GRANTOR: PRINCE G E (WIDOWER)						
GRANTEE: SINGLETARY D V & IL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W2 W18 W5 W1 S41 E1 E24 E1 N41 $
FSP=[YR=1993;ORIG=-25,41] S7 E24 N7 W24 $
FOP=[YR=1993;ORIG=-2,0] N7 W18 S7 E18 $
FST=[YR=1993;ORIG=-20,-7] 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
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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	50		RM	90.00	190.00	90.00	FF		1.00	1.00	0.50	1,500.00	750.00	67,500							

REVIEW DATE 11/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS