PT JOHN LOWE GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN OR 200/116

FERGUSON ARLINE
PO BOX 235
YULEE, FL 32041-0235

2025

42-2N-27-0000-0039-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

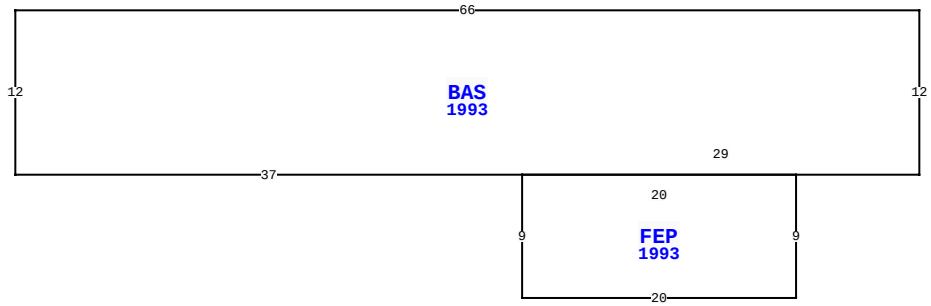
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 80
Exterior Wall	30	VINYL 20
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	792	100	1993	792	18,970
FEP	180	85	1993	153	3,665
TOTALS	972			945	22,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	945	99.8000	79.84	75,449	1973	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 945 HX Base Yr



86124 SPICEWOOD ST, 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		22,635
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		70,635
SOH/AGL Deduction		54,592
ASSESSED VALUE		16,043
TOTAL EXEMPTION VALUE	HX HB	16,043
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		70,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,862

1973 SHER _ R359464

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0660/0535	5/20/1992	WD	U	I	07	100
GRANTOR: GILYARD MARION						
GRANTEE: FERGUSON ARLINE						
0659/0253	5/20/1992	WD	U	V		1,300
GRANTOR: GILYARD MARION						
GRANTEE: FURGESON ARLENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S12 E37 FEP=[YR=1993] S9 E20 N9 W20$ E29 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	100	0008	RM	90.00	100.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 11/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/30/2025 BY SYS