

THRIFT SAMUEL E
86135 SPICEWOOD ST
YULEE, FL 32097

42-2N-27-0000-0044-0010

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				135,116				
TOTAL MARKET OB/XF VALUE				7,080				
TOTAL LAND VALUE - MARKET				30,000				
TOTAL MARKET VALUE				172,196				
SOH/AGL Deduction				0				
ASSESSED VALUE				172,196				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				172,196				
TOTAL JUST VALUE				172,196				
NCON VALUE				3,715				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				79,541				
TW/MH APPEARS TO BE ENCROACHING ON BOTH PARCELS: 0								
PERMIT NUM			DESCRIPTION			AMT		ISSUED
20060504			H/AC			2,530		03/13/2006
7808			MH MOVE-ON			39,900		05/16/1989
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2761/531		12/27/2024	WD	Q	I	05	241,000	
GRANTOR: JAX FREEDOM HOME BUYE								
GRANTEE: THRIFT SAMUEL E								
2706/625		4/10/2024	WD	U	I	37	103,000	
GRANTOR: WHITESIDE-GRAVES CHER								
GRANTEE: JAX FREEDOM HOME BU								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W56 S27 E6 S14 E22 FOP=[YR=1993] E12N10								
UOP=[YR=1993] E16 N4 W16 S4\$ N4 W12 S14\$ N14 E28 N27\$. 								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
30,000								
Common: 30,000			PRINTED 07/30/2025 BY SYS					