BLK 1 LOT 12 & PT OF JOHN LOWE
MILL GRANT SEC 42-2N-27E IN
OR 2604/797 (EX UTIL ESMT IN

MARLOW BRIDGETT
86275 CALLAWAY DRIVE
YULEE, FL 32097

2025

42-2N-27-4400-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

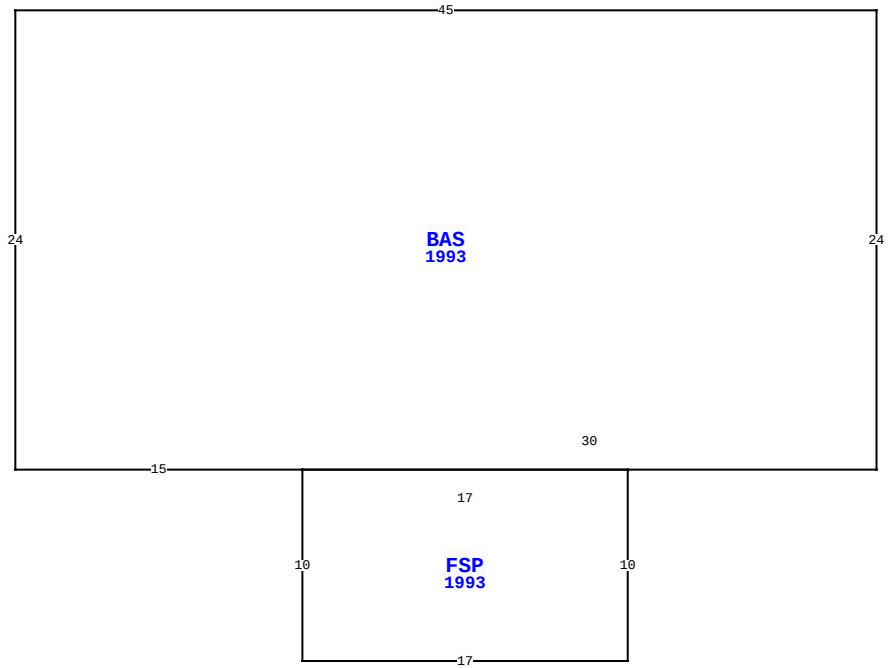
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	25,557
FSP	170	60	1993	102	2,414
TOTALS	1,250			1,182	27,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,182	98.6000	78.88	93,236	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1080 HX Base Yr 2024



86275 CALLAWAY DR, YULEE

BLD DATE	04/13/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		27,971
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		97,380
TOTAL MARKET VALUE		127,241
SOH/AGL Deduction		15,620
ASSESSED VALUE		111,621
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,899
TOTAL JUST VALUE		127,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
960564	REPAIR/RRF	1,000	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1252	6/03/2024	QC	U	I	11	100
GRANTOR: WAGERS BRIDGETT N						
GRANTEE: MARLOW BRIDGETT						
2604/0797	11/13/2022	QC	U	I	11	100
GRANTOR: WAGERS CHARLES L						
GRANTEE: WAGERS BRIDGETT N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S24 E15 FSP=[YR=1993] S10 E17 N10 W17 $ E30 N24 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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	0006	RSF-2	110.00	185.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							
2	000100	C	RES	100	0006	RSF-2	0.00	0.00	0.89	AC		1.00	1.00	0.60	70,000.00	42,000.00	37,380							

REVIEW DATE 03/30/2020 BY NWA Total Acres: 0.89 Total Land Value: 97,380 Market: 0 Agricultural: 0 Common: 97,380 PRINTED 07/30/2025 BY SYS