

BLK 1 LOT 19 & PT OF LOT 20 &
PT OF JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2473/650

HERNANDEZ ALEJANDRO & LATASHA
86387 CALLAWAY DR
YULEE, FL 32097

2025

42-2N-27-4400-0001-0190

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 100	
Air Condition	03	CENTRAL 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	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4052.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,566	100	1997
TOTALS	1,566		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	MODULR	- 100%	- 2022	Heated Area: 1566					HX	Base Yr	2022	
TOTALS					1,566							1,566	142,738

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			142,738
TOTAL MARKET OB/XF VALUE			6,325
TOTAL LAND VALUE - MARKET			112,260
TOTAL MARKET VALUE			261,323
SOH/AGL Deduction			54,687
ASSESSED VALUE			206,636
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			155,914
TOTAL JUST VALUE			261,323
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704141	MH MOVE-ON	100,000	07/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0650	6/11/2021	SW	Q	I	01	225,000
GRANTOR: RAZORBACK CAPITAL LLC						
GRANTEE: HERNANDEZ ALEJANDRO						
2401/0760	10/19/2020	CT	U	I	18	83,400
GRANTOR: CLERK OF COURT						
GRANTEE: RAZORBACK CAPITAL L						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,995.00	SF	4.00	4.00
2	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00
4	0810	CONCRETE A	0	100	0	0	820.00	SF	6.50	6.50

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1997] W58 S27 E58 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-2	2120.00	155.00	1.50	LT		1.00	1.00	1.00	60,000.00	60,000.00	90,000							
2	009100	C	UTILITY	0		RSF-2	0.00	0.00	0.53	AC		1.00	1.00	0.70	60,000.00	42,000.00	22,260							