PT JOHN LOWE GRANT IN
SEC 42-3N-28E IN OR 2353/1130

TILIAKOS NICHOLAS &/DULL CASSIE L
97007 LOVERS LANE
YULEE, FL 32097

2025

42-3N-28-0000-0018-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

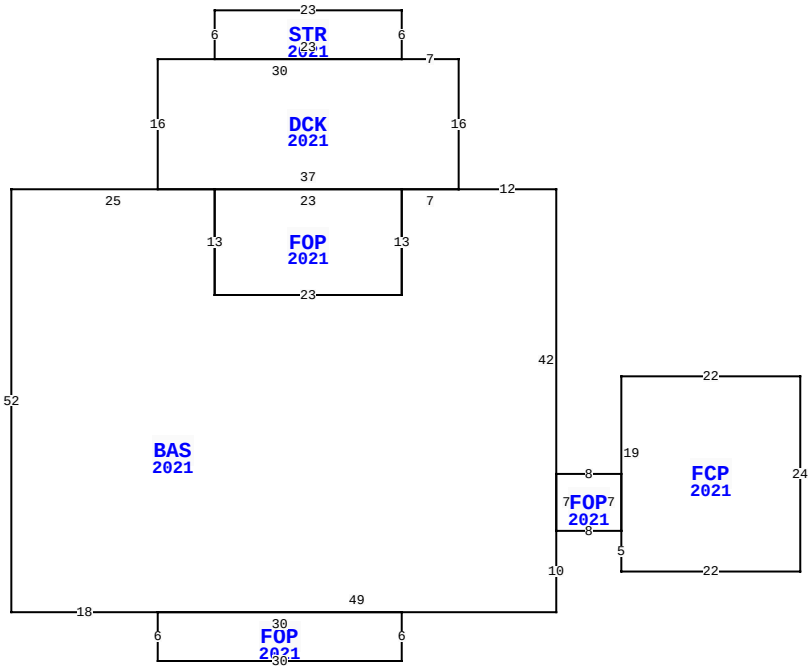
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,185	100	2021	3,185	442,387
DCK	592	10	2021	59	8,195
FCP	528	25	2021	132	18,335
FOP	56	30	2021	17	2,361
FOP	180	30	2021	54	7,500
FOP	299	30	2021	90	12,501
STR	138	10	2021	14	1,944
TOTALS	4,978			3,551	493,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,551	106.2900	140.30	498,205	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 3185 HX Base Yr 2023



97005 LOVERS LN, 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		513,953
TOTAL MARKET OB/XF VALUE		9,251
TOTAL LAND VALUE - MARKET		147,400
TOTAL MARKET VALUE		670,604
SOH/AGL Deduction		47,276
ASSESSED VALUE		623,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		572,606
TOTAL JUST VALUE		670,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007766	CO ISSUED	0	05/20/2021
B2008210	GARAGE	57,960	09/08/2020
B2007766	NEW CONSTR	412,028	08/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/1130	4/10/2020	QC	U	V	11	100

GRANTOR: TILIAKOS JOHN N & MIC
GRANTEE: TILIAKOS NICHOLAS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 DCK=[YR=2021] N16 W7 STR=[YR=2021] N6 W23 S6 E23$ W30 S16 E37$ W7 FOP=[YR=2021] W23 S13 E23 N13$ S13 W23 N13 W25 S52 E18 FOP=[YR=2021] S6 E30 N6 W30$ E49 N10 FOP=[YR=2021] E8 FCP=[YR=2021] S5 E22 N24 W22 S19$ N7 W8 S7$ N42$.

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	0812	CONCRETE C	0	100	0	0	2,336.00	SF	4.00	4.00	100	2021	2021	3	99	9,251	

LAND DESCRIPTION

TOTAL OB/XF 9,251

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	000116	C	RES MARSH	100	0007	RSF-1	0.00	0.00	1.34	AC		1.00	1.00	1.00	110,000.00	110,000.00	147,400							

REVIEW DATE 10/15/2021 BY KW Total Acres: 1.34 Total Land Value: 147,400 Market: 0 Agricultural: 0 Common: 147,400 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

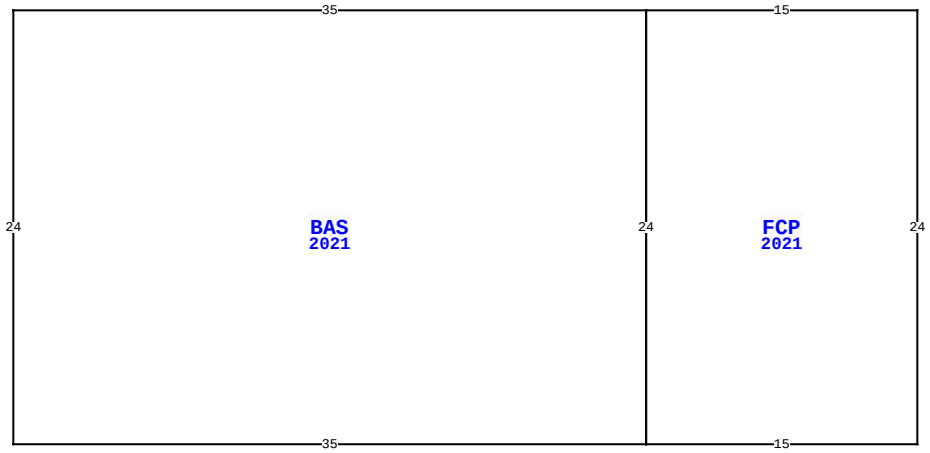
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2021	840	18,724
FCP	360	25	2021	90	2,006
TOTALS	1,200			930	20,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	930	62.1000	22.98	21,371	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2023 Heated Area: 840 HX Base Yr 2023



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GRANTOR: TILIAKOS JOHN N & MIC
GRANTEE: TILIAKOS NICHOLAS &

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W15 BAS=[YR=2021] W35 S24 E35 N24$ S24 E15 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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