

PT JOHN LOWE GRANT
SEC 43-3N-28E IN OR 2463/1404
& ESMT IN OR 456/192

MCDONALD CLIFTON A & JANE O
97081 IRIS LN
YULEE, FL 32097

2025

43-3N-28-0000-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	1	100
BUD8 Adjustme	04	DIST 01 100
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	1,152	100	1993	1,152	145,716
BAS	724	100	2024	724	91,579
DCK	22	10	2024	2	253
FOP	192	30	1993	58	7,336
FOP	110	30	2024	33	4,174
FUS	768	100	1993	768	97,144
FUS	632	100	2024	632	79,942
STR	60	10	2024	6	759
UOP	256	20	1993	51	6,451
UOP	256	20	2013	51	6,451
TOTALS	4,364			3,535	447,142

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00
4	0300	BOAT DCK W	0	100	0	0	524.00	SF	40.00
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
6	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
8	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00
9	1242	WD DECK A	0	100	10	10	100.00	SF	12.50
10	0754	FOP	0	100	8	12	96.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100	0008	RSF	1160.00	400.00	160.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,535	105.3000	139.00	491,365	1986	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2023											
Heated Area: 3276											
HX Base Yr 2023											
** This building has 11 Sub-Areas											

97081 IRIS LN, YULEE

TOTAL OB/XF											
16,017											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	RES RIVER	100	0008	RSF	1160.00	400.00	160.00	FF	6

TOTAL OB/XF											
16,017											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	RES RIVER	100	0008	RSF	1160.00	400.00	160.00	FF	6

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		447,142	
TOTAL MARKET OB/XF VALUE		70,080	
TOTAL LAND VALUE - MARKET		720,000	
TOTAL MARKET VALUE		1,237,222	
SOH/AGL Deduction		524,250	
ASSESSED VALUE		712,972	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		662,250	
TOTAL JUST VALUE		1,237,222	
NCON VALUE		51,115	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		932,437	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240009597	POOL	79,390	08/19/2024
23001288	ADDITION	348,656	01/30/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2463/1404	5/21/2021	WD	Q	I	01
GRANTOR: BOYETT REPPERD M & SA					750,000
GRANTEE: MCDONALD CLIFTON A					
0689/1478	10/06/1993	WD	Q	I	
GRANTOR: HALL THOMAS JR & C S					146,000
GRANTEE: BOYETT REPPERD & S					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-32,8] S2 S6 S11 S5 E8 S24 E16 N24 E8 N24 W32 \$									
FUS=[YR=1993;ORIG=42,8] S24 W32 N24 E32 \$									
BAS=[YR=2024;ORIG=-42,32] E10 N5 W10 N11 N6 W19 S5 W10 S18 E10 S3 E19 N4 \$									
FUS=[YR=2024;ORIG=10,45] E2 N5 E10 S5 E2 E4 E2 N5 E10 S5 E2 S14 W9 S6 W14 N6 W9 N14 \$									
UOP=[YR=1993;ORIG=0,0] W32 S8 E32 N8 \$									
UOP=[YR=2013;ORIG=10,0] E32 S8 W32 N8 \$									
USP=[YR=1993;ORIG=-32,32] S24 E8 N24 W8 \$									
FOP=[YR=1993;ORIG=-8,56] E8 N24 W8 S24 \$									
FOP=[YR=2024;ORIG=-42,27] E10 N11 W10 S11 \$									

[illegible]