

IN OR 2733/1135
A/K/A LOTS 7 8 9 & 10UNR
JOHN LOWE MILL GRANT UNR

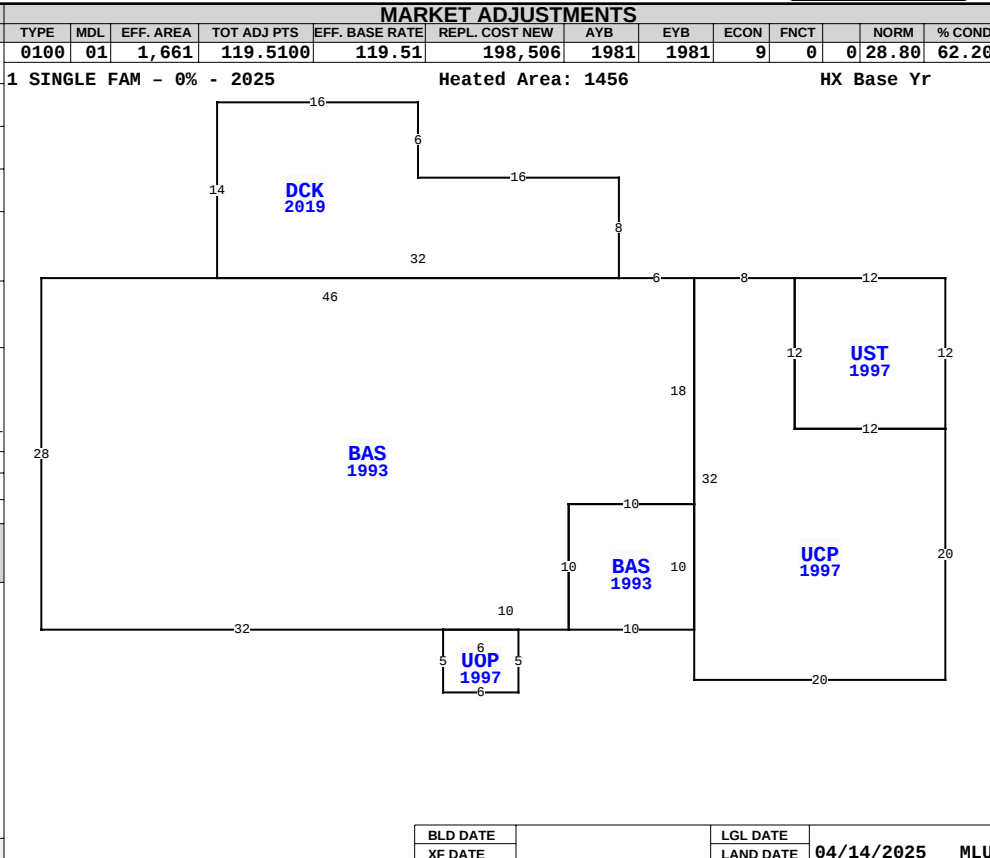
DOWNS STEVEN G & JODI E
97562 PIRATES POINT RD
YULEE, FL 32097

2025

44-3N-28-0000-0001-0070



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	05	AVERAGE 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 80			
Interior Floor	11	CLAY TILE 20			
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			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
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	100	100	1993	100	7,434
BAS	1,356	100	1993	1,356	100,799
DCK	352	10	2019	35	2,602
UCP	496	20	1997	99	7,359
UOP	30	20	1997	6	446
UST	144	45	1997	65	4,832
TOTALS	2,478			1,661	123,471



NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						123,471						
TOTAL MARKET OB/XF VALUE						1,186						
TOTAL LAND VALUE - MARKET						300,000						
TOTAL MARKET VALUE						424,657						
SOH/AGL Deduction						0						
ASSESSED VALUE						424,657						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						424,657						
TOTAL JUST VALUE						424,657						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						426,697						