PT JOHN LOW GRANT 51-3N-27E
PAR 44 IN OR 1610/402
& IN OR 2703/297 (EX PT

TERRY ROY JR/TERRY JOHNNIE E ET AL
7008 PAUL DO MAR WAY
ELK GROVE, CA 95757

2025

51-3N-27-0000-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

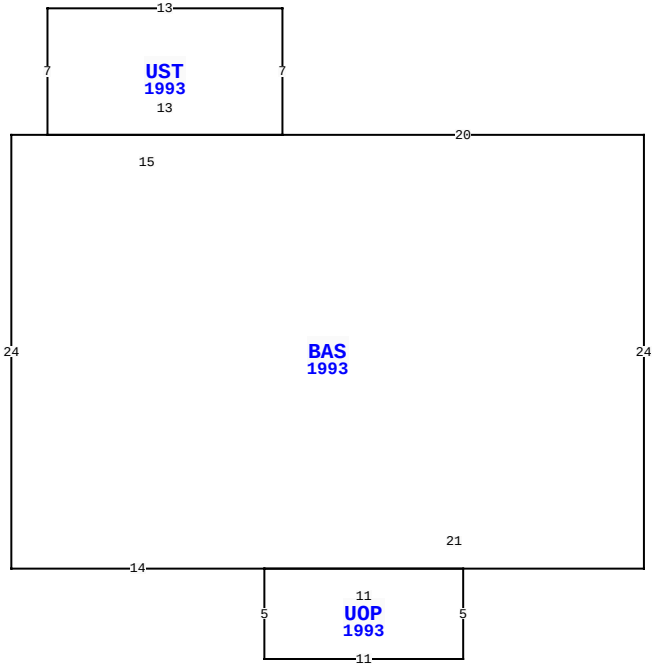
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	55,931
UOP	55	20	1993	11	732
UST	91	45	1993	41	2,730
TOTALS	986			892	59,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	892	98.2800	98.28	87,666	1965	1965	0	0	0	32.25	67.75

1 SINGLE FAM – 0% - 0 Heated Area: 840 HX Base Yr



86035 CHARMED WAY, YULEE

BLD DATE	12/20/2019	KKA	LGL DATE	
XF DATE	12/20/2019	KKA	LAND DATE	06/17/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,112
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	169,880
TOTAL MARKET VALUE	245,992
SOH/AGL Deduction	146,355
ASSESSED VALUE	99,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,637
TOTAL JUST VALUE	245,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/1147	7/30/2024	FJ	U	I	11	0
GRANTOR: WHITE HERMAN EST						
GRANTEE: WHITE MARCIA						
2703/297	3/19/2024	QC	U	I	11	100
GRANTOR: WHITE ERNEST L						
GRANTEE: WHITE ERNEST & JACQ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UST=[YR=1993] N7 W13 S7 E13$ W15 S24 E14
UOP=[YR=1993] S5 E11 N5 W11$ E21 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
1	000100	C	RES	0		CG	0.00	0.00	33,976.00	SF		1.00	1.00	0.50	10.00	5.00	169,880							

REVIEW DATE 01/16/2020 BY KWNW Total Acres: 0.00 Total Land Value: 169,880 Market: 0 Agricultural: 0 Common: 169,880 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
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

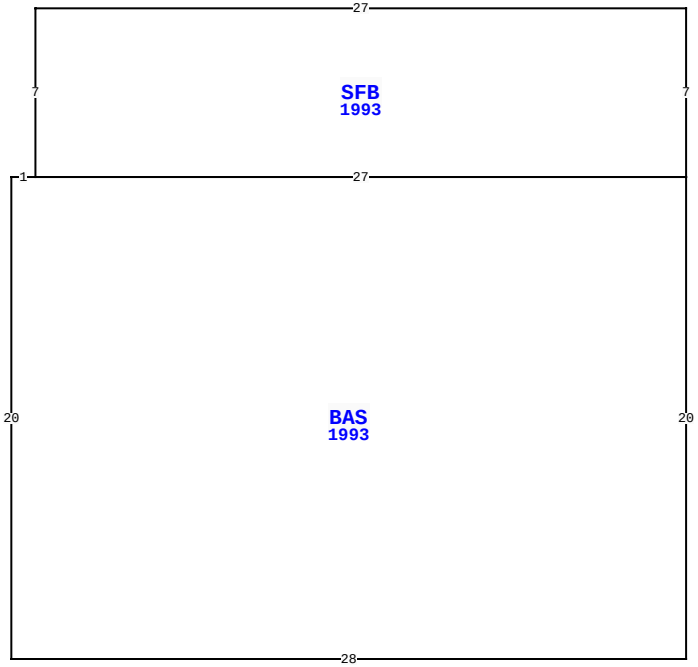
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	1993	560	13,168
SFB	189	80	1993	151	3,551
TOTALS	749			711	16,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	711	78.3750	78.38	55,728	1962	1962	0	0	20	50.00	30.00

2 SINGLE FAM – 0% - 0 Heated Area: 711 HX Base Yr



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2703/297	3/19/2024	QC	U	I	11	100
GRANTOR: WHITE ERNEST L						
GRANTEE: WHITE ERNEST & JACQ						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W27 S7 BAS=[YR=1993] W1 S20 E28 N20 W27$ E27 N7$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/16/2020 BY KWNW Total Acres: 0.00 Total Land Value: 169,880 Market: 0 Agricultural: 0 Common: 169,880 PRINTED 07/30/2025 BY SYS