PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 596/1276
BEING PARCEL "B"

JONES ROSE M/THOMAS CLEOPATRA J
PO BOX 363
YULEE, FL 32041-0363

2026

42-2N-27-0000-0016-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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

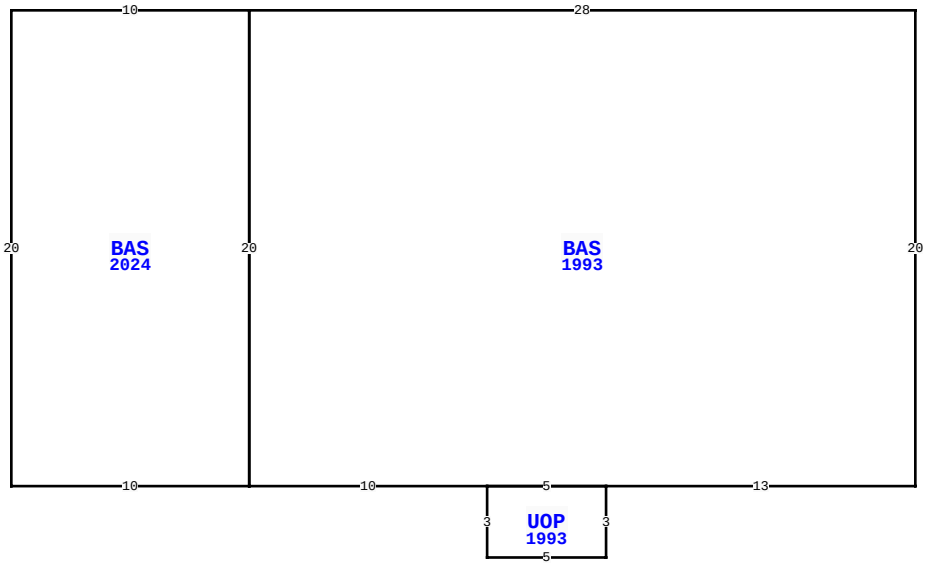
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	1993	560	31,950
BAS	200	100	2024	200	11,411
UOP	15	20	1993	3	171
TOTALS	775			763	43,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	763	104.5000	109.72	83,716	1962	1962	0	0	25	23.00	52.00

1 SINGLE FAM 0% - 0 Heated Area: 760 HX Base Yr



86001 KUTANA DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	43,532
TOTAL MARKET OB/XF VALUE	80
TOTAL LAND VALUE - MARKET	32,500
TOTAL MARKET VALUE	76,112
SOH/AGL Deduction	1,239
ASSESSED VALUE	74,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,873
TOTAL JUST VALUE	76,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2848/963	2/20/2026	QC	U	I	11	100
GRANTOR: JONES ROSE M						
GRANTEE: JONES ROSE M						
2848/959	2/20/2026	QC	U	I	11	100
GRANTOR: JONES ROSE M						
GRANTEE: JONES ROSE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W28 S20 E10 E5 E13 N20 $
UOP=[YR=1993;ORIG=-18,20] S3 E5 N3 W5 $
BAS=[YR=2024;ORIG=-28,0] W10 S20 E10 N20 $
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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	1242	WD DECK A	0	0	10	4	40.00	SF	10.00	10.00	100	2000	2000	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 80

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	000100	C	RES	0	0008	OR	50.00	100.00	1.00	LT		1.00	1.00	0.50	65,000.00	32,500.00	32,500							

REVIEW DATE 06/05/2024 BY KW Total Acres: 0.00 Total Land Value: 32,500 Market: 0 Agricultural: 0 Common: 32,500 PRINTED 07/09/2026 BY SYS