

CHATMAN ISABELLA LIVING TRUST/CHATMAN ISABELLA TRU
86510 PINWOOD DRIVE
YULEE, FL 32041

42-2N-27-0000-0026-0020

[illegible]

PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2248/944
BEING PARCELS A & B &

CHATMAN ISABELLA LIVING TRUST/CHATMAN ISABELLA TRU
86510 PINEWOOD DRIVE
YULEE, FL 32041

2026

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 70			
Interior Floo	14	CARPET 30			
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			
Quality		03	Quality Level 03		
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	1,612	100	2024	1,612	163,789
TOTALS					

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,612	115.2000	103.68	167,132	2023	2023	0	0	2.00	98.00
2 M/H 94+ 100% - 2024 Heated Area: 1612 HX Base Yr 2020											
31-52-31 BAS 2024											
86510 PINEWOOD DR, YULEE											

NASSAU COUNTY PROPERTY										PAGE 2 of 2		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4				Tax Dist:								
BUILDING MARKET VALUE								622,662				
TOTAL MARKET OB/XF VALUE								2,340				
TOTAL LAND VALUE - MARKET								80,100				
TOTAL MARKET VALUE								705,102				
SOH/AGL Deduction								214,236				
ASSESSED VALUE								490,866				
TOTAL EXEMPTION VALUE				HX HB WX SL				490,866				
BASE TAXABLE VALUE								0				
TOTAL JUST VALUE								705,102				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								706,845				