PT JOHN LOWE GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN OR 292/579 (EX PT IN

MCINTYRE GWENDOLYN/GREEN IDA EST
86542 PINEWOOD DRIVE
YULEE, FL 32097

2026

42-2N-27-0000-0044-0000

BUILDING CHARACTERISTICS

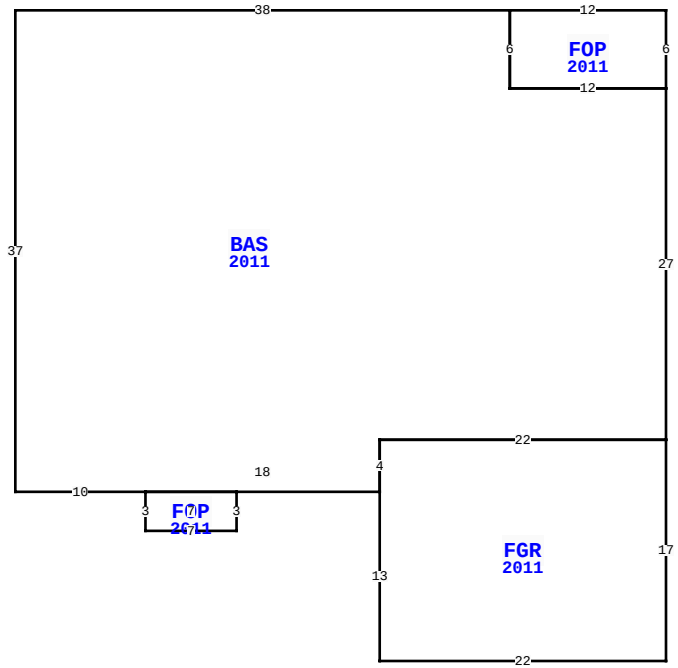
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,690	100	2011	1,690	193,916
FGR	374	55	2011	206	23,637
FOP	21	30	2011	6	688
FOP	72	30	2011	22	2,524
TOTALS	2,157			1,924	220,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	117.5020	123.38	237,383	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 2026 Heated Area: 1690 HX Base Yr



86542 PINEWOOD DR, YULEE

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	220,766
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,500
TOTAL MARKET VALUE	331,266
SOH/AGL Deduction	0
ASSESSED VALUE	331,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,266
TOTAL JUST VALUE	331,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24504	CO ISSUED	0	08/11/2011
E23479	NEW CONSTR	0	05/01/2011
M16062	H/AC	0	04/01/2011
P14714	NEW CONSTR	0	04/01/2011
B24504	NEW CONSTR	185,354	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/1156	7/22/2024	QC	U	I	11	100
GRANTOR: GREEN LEO & IDA W						
GRANTEE: MCINTYRE GWENDOLYN						
0292/0579	6/01/1979	WD	Q	V		1,300
GRANTOR: PRINCE LEILA						
GRANTEE: GREEN LEO & IDA W (						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W12 BAS=[YR=2011] W38 S37 E10 FOP=[YR=2011] S3 E7 N3 W7$ E18 FGR=[YR=2011] S13 E22 N17 W22 S4$ N4 E22 N27 W12 N6$ S6 E12 N6$.

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
1	000100	C	RES	0	0008	RM	208.00	100.00	2.00	LT		1.00	1.00	0.85	65,000.00	55,250.00	110,500							

REVIEW DATE 11/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/09/2026 BY SYS