PT JOHN LOWE GRANTS SEC'S
42-2N-27E & 51-3N-27E
PARCEL 1 IN OR 2761/531

THRIFT SAMUEL E
86135 SPICEWOOD ST
YULEE, FL 32097

2026

42-2N-27-0000-0044-0010

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	13	LVT/LAMNT 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	05	Quality Level 05

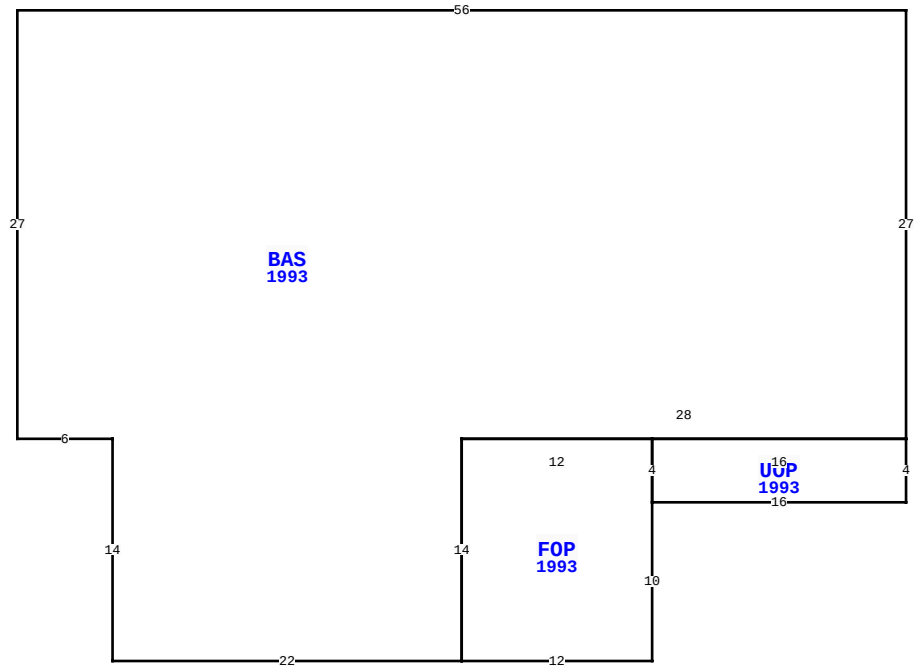
DOR CODE: 0200 MOBILE HOME
MAP NUM:
MKT AREA: 04
NEIGHBORHOOD/LOC: 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1993	1,820	134,201
FOP	168	30	1993	50	3,687
UOP	64	25	1993	16	1,180
TOTALS	2,052			1,886	139,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,886	139.9200	118.93	224,302	1989	2010	0	0	0	38.00	62.00

1 M/H 93- 100% - 2026 Heated Area: 1820 HX Base Yr 2026



86135 SPICEWOOD ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,067
TOTAL MARKET OB/XF VALUE		5,712
TOTAL LAND VALUE - MARKET		32,500
TOTAL MARKET VALUE		177,279
SOH/AGL Deduction		0
ASSESSED VALUE		177,279
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,868
TOTAL JUST VALUE		177,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,196

TW/MH APPEARS TO BE ENCROACHING ON BOTH PARCELS: 0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060504	H/AC	2,530	03/13/2006
7808	MH MOVE-ON	39,900	05/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/531	12/27/2024	WD	Q	I	05	241,000
GRANTOR: JAX FREEDOM HOME BUYE						
GRANTEE: THRIFT SAMUEL E						
2706/625	4/10/2024	WD	U	I	37	103,000
GRANTOR: WHITESIDE-GRAVES CHER						
GRANTEE: JAX FREEDOM HOME BU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E6 S14 E22 FOP=[YR=1993] E12N10
UOP=[YR=1993] E16 N4 W16 S4$ N4 W12 S14$ N14 E28 N27$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2025	2020		82	3,542	

LAND DESCRIPTION

TOTAL OB/XF 5,712

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	100	0008	RM	45.00	100.00	1.00	LT		1.00	1.00	0.50	65,000.00	32,500.00	32,500							

REVIEW DATE 04/02/2024 BY KWA Total Acres: 0.00 Total Land Value: 32,500 Market: 0 Agricultural: 0 Common: 32,500 PRINTED 07/09/2026 BY SYS