PT JOHN LOWE GRANTS
SEC'S 42-2N-27E & 51-3N-27E
OR 1853/984 BEING EXHIBITS

MCINTYRE GWENDOLYN D
86526 PINEWOOD DR
YULEE, FL 32097

2026

42-2N-27-0000-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

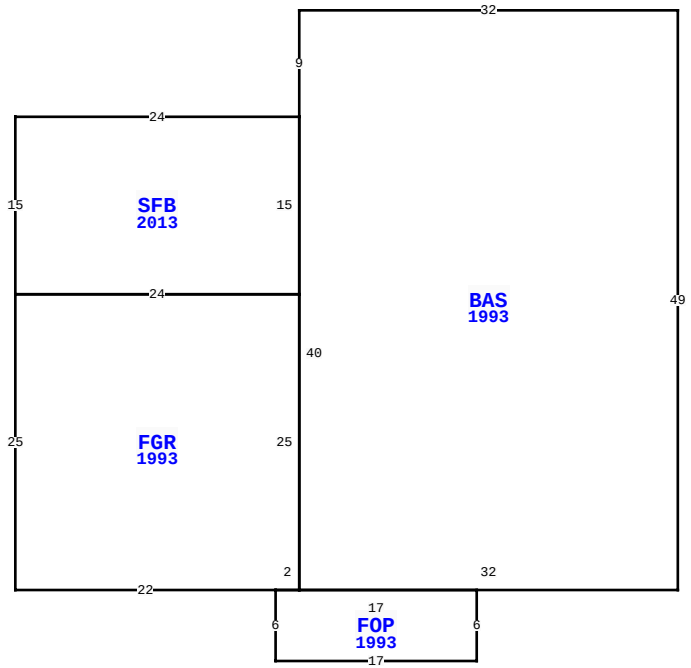
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	123,046
FGR	600	55	1993	330	25,896
FOP	102	30	1993	31	2,433
SFB	360	80	2013	288	22,600
TOTALS	2,630			2,217	173,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,217	120.5400	126.57	280,606	1959	1969	0	0	0	38.00	62.00

1 SINGLE FAM 100% - 2014 Heated Area: 1856 HX Base Yr 2014



86526 PINEWOOD DR, YULEE

BLD DATE	10/02/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,976
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		241,286
SOH/AGL Deduction		106,593
ASSESSED VALUE		134,693
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,282
TOTAL JUST VALUE		241,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1853/0984	4/22/2013	WD	U	I	11	100
GRANTOR: GREEN LEO & IDA W						
GRANTEE: MCINTYRE GWENDOLYN						
0246/0040	8/09/1977	WD	U	V	09	1,500
GRANTOR: WISE DORIS PRINCE						
GRANTEE: GREEN LEO & IDA W (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S9 SFB=[YR=2013] W24 S15 FGR=[YR=1993] S25 E22 FOP=[YR=1993] S6 E17 N6 W17 $ E2 N25 W24 $ E24 N15 $ S40 E32 N49 $.

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	0510	GARAGE WD-	0	100	22	15	330.00	SF	35.00	35.00	100	1959	1959	3	20	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	0006	RM	135.00	85.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS