

PT JOHN LOWE GRANT
SEC 42-3N-28E IN OR 2704/168
(EX ESMT OR 616/1059)

KRUISE KEVIN D & DONNA M
97459 CHESTER RIVER RD
YULEE, FL 32097

2026

42-3N-28-0000-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

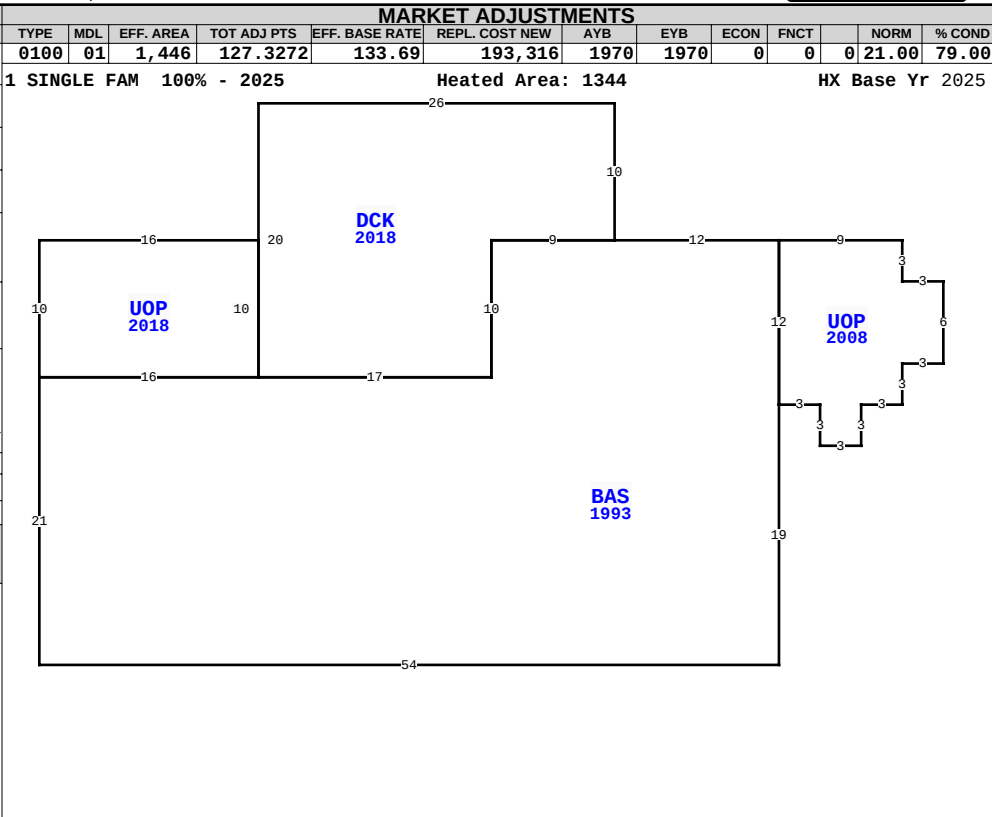
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	141,946
DCK	430	10	2018	43	4,542
UOP	135	20	2008	27	2,852
UOP	160	20	2018	32	3,380

TOTALS	2,069			1,446	152,720
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00
5	0680	POLE SHED	0	100	12	6	72.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0008	RSF-1	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD



97459 CHESTER RIVER RD, YULEE	BLD DATE	LGL DATE	03/25/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	42	1,470	
100	2000	2000	3	20	864	
100	2000	2000	3	26	187	

TOTAL OB/XF									
2,521									

Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	152,720		
TOTAL MARKET OB/XF VALUE	2,521		
TOTAL LAND VALUE - MARKET	90,000		
TOTAL MARKET VALUE	245,241		
SOH/AGL Deduction	621		
ASSESSED VALUE	244,620		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	193,209		
TOTAL JUST VALUE	245,241		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	238,189		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z970841	OTHER	0	07/01/1997
94-01268	ADDITION	4,400	08/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/168	3/26/2024	WD	Q	I	02	286,800
GRANTOR: HARRIS GEOFFREY TODD						
GRANTEE: KRUISE KEVIN D & DO						
1990/1383	7/10/2015	WD	Q	I	01	125,000
GRANTOR: PALMER SUZANNE T						
GRANTEE: HARRIS GEOFFREY TOD						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W12 DCK=[YR=2018] N10 W26 S20 E17 N10 E9\$ W9 S10 W17 UOP=[YR=2018] N10 W16 S10 E16\$ W16 S21 E54 N19 UOP=[YR=2008] E3 S3 E3 N3 E3 N3 E3 N6 W3N3 W9 S12\$ N12\$.									

PRINTED 07/09/2026 BY SYS