PT JOHN LOWE GRANT
SEC 43-3N-28E IN OR 2463/1404
& ESMT IN OR 456/192

MCDONALD CLIFTON A & JANE O
97081 IRIS LN
YULEE, FL 32097

2026

43-3N-28-0000-0005-0000

BUILDING CHARACTERISTICS

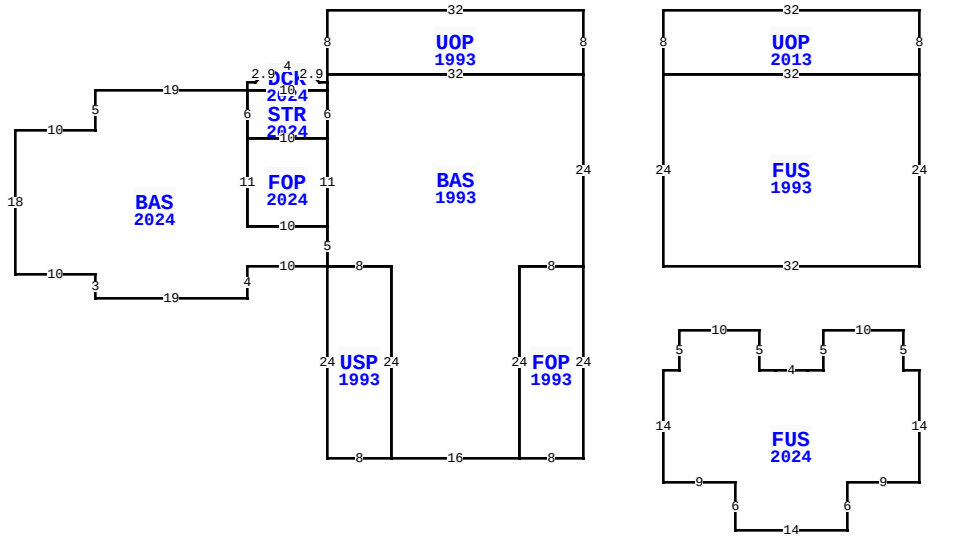
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		1 100
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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	152,599
BAS	724	100	2024	724	95,905
DCK	22	10	2024	2	265
FOP	192	30	1993	58	7,683
FOP	110	30	2024	33	4,371
FUS	768	100	1993	768	101,733
FUS	632	100	2024	632	83,718
STR	60	10	2024	6	795
UOP	256	20	1993	51	6,756
UOP	256	20	2013	51	6,756
TOTALS	4,364			3,535	468,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,535	105.3000	146.37	517,418	1986	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2023 Heated Area: 3276 HX Base Yr 2023



** This building has 11 Sub-Areas

97081 IRIS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		468,263
TOTAL MARKET OB/XF VALUE		66,246
TOTAL LAND VALUE - MARKET		720,000
TOTAL MARKET VALUE		1,254,509
SOH/AGL Deduction		522,287
ASSESSED VALUE		732,222
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		680,811
TOTAL JUST VALUE		1,254,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,237,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240009597	POOL	79,390	08/19/2024
23001288	ADDITION	348,656	01/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/1404	5/21/2021	WD	Q	I	01	750,000
GRANTOR: BOYETT REPPERD M & SA						
GRANTEE: MCDONALD CLIFTON A						
0689/1478	10/06/1993	WD	Q	I		146,000
GRANTOR: HALL THOMAS JR & C S						
GRANTEE: BOYETT REPPERD & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-32,8] S2 S6 S11 S5 E8 S24 E16 N24 E8 N24 W32 $
FUS=[YR=1993;ORIG=42,8] S24 W32 N24 E32 $
BAS=[YR=2024;ORIG=-42,32] E10 N5 W10 N11 N6 W19 S5 W10 S18 E10 S3 E19 N4 $
FUS=[YR=2024;ORIG=10,45] E2 N5 E10 S5 E2 E4 E2 N5 E10 S5 E2 S14 W9 S6 W14 N6 W9 N14 $
UOP=[YR=1993;ORIG=0,0] W32 S8 E32 N8 $
UOP=[YR=2013;ORIG=10,0] E32 S8 W32 N8 $
USP=[YR=1993;ORIG=-32,32] S24 E8 N24 W8 $
FOP=[YR=1993;ORIG=-8,56] E8 N24 W8 S24 $
FOP=[YR=2024;ORIG=-42,27] E10 N11 W10 S11 $

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	1986	1986	3	56	1,960	
3	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	21	483	
4	0300	BOAT DCK W	0	100	0	0	524.00	SF	40.00	40.00	100	2005	2005	3	32	6,707	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	21	420	
6	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	2010	2010	3	52	2,163	
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2010	2010	3	35	525	
8	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00	13.00	100	2005	2005	3	21	546	
9	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2010	2010	3	35	350	
10	0754	FOP	0	100	8	12	96.00	SF	15.00	15.00	100	2005	2005	3	21	302	
11	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2005	2005	3	21	605	

TOTAL OB/XF 14,061

LAND DESCRIPTION

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	000132	C	RES RIVER	100	0008	RSF-1	160.00	400.00	160.00	FF	6	1.00	1.00	1.00	4,500.00	4,500.00	720,000							

REVIEW DATE 12/16/2024 BY NW Total Acres: 0.00 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 07/09/2026 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
12	1242	WD DECK A	0	100	4	12	48.00	SF	10.00	10.00	100	2005	2005	3	21	101	
13	0940	SHEDS/PORT	0	100	14	20	280.00	SF	30.00	30.00	100	2005	2005	3	21	1,764	
14	0751	UOP	0	100	5	20	100.00	SF	10.00	10.00	100	2005	2005	3	32	320	
15	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 52,185

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

REVIEW DATE 12/16/2024 BY NW Total Acres: 0.00 Total Land Value: 720,000 Market: 0 Agricultural: 0 Common: 720,000 PRINTED 07/09/2026 BY SYS