

PT JOHN LOWE MILL GRANTS
SEC 37-2N-27E & SEC 51-3N-27E
IN OR 2197/500 BEING PARCEL A

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PLACE STE #1
YULEE, FL 32097

2023

37-2N-27-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		11 100
Frame	05	STEEL 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04
DOR CODE 8600 COUNTY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,600	100	5,600	232,902
GOF	900	210	1,890	78,604

TOTALS 6,500 7,490 311,506

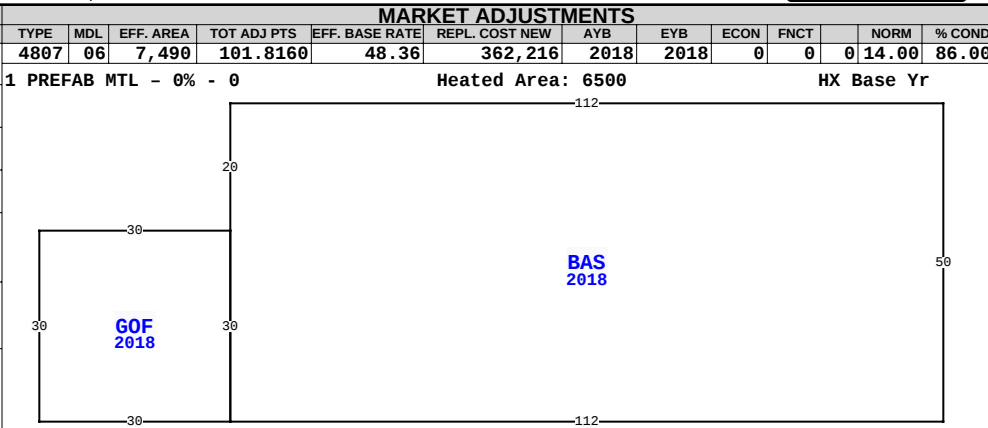
EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	30,174.00	SF	2.00	2.00	100	2018	2018	3	84	50,692	
2	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2018	2018	3	95	3,420	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2018	2018	3	95	2,404	
4	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	2018	2018	3	86	2,064	
5	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	2018	2018	3	100	2,500	
6	0812	CONCRETE C	0	0	50	23	1,150.00	SF	4.00	4.00	100	2018	2018	3	98	4,508	
7	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	1,500	
8	0400	CONC CURB	0	0	0	0	168.00	LF	15.00	15.00	100	2018	2018	3	99	2,495	
9	0812	CONCRETE C	0	0	0	0	2,768.00	SF	4.00	4.00	100	2018	2018	3	98	10,851	
10	0810	CONCRETE A	0	0	20	15	300.00	SF	6.50	6.50	100	2018	2018	3	98	1,911	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0		IW	0.00	0.00	9.47	AC		1.00	1.00	1.00	87,000.00	87,000.00	823,890							
2	009630	C	SWAMP	0		IW	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							

REVIEW DATE 09/30/2021 BY KK



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	7,490	101.8160	48.36	362,216	2018	2018	0	0	0 14.00	86.00

86200 GENE LASSERRE BLVD, YULEE

BLD DATE	09/30/2021	KK	LGL DATE	
XF DATE	09/30/2021	KK	LAND DATE	09/30/2021
INC DATE			AG DATE	

TOTAL OB/IF 82,345

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0		IW	0.00	0.00	9.47	AC		1.00	1.00	1.00	87,000.00	87,000.00	823,890							
2	009630	C	SWAMP	0		IW	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							

Total Acres: 12.47 Total Land Value: 825,390 Market: 0 Agricultural: 0 Common: 825,390

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,578
TOTAL MARKET OB/XF VALUE		166,681
TOTAL LAND VALUE - MARKET		825,390
TOTAL MARKET VALUE		1,439,649
SOH/AGL Deduction		87,182
ASSESSED VALUE		1,352,467
TOTAL EXEMPTION VALUE	03	1,352,467
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,439,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,229,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002680	NEW CONSTR	631,519	03/30/2017

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2197/0500	5/18/2018	SW	U	V	18	2,600,000

GRANTOR: THE COMMERCIAL RANGE

GRANTEE: NASSAU COUNTY BOARD

2009/0470 10/15/2015 SW Q V 02 650,000

GRANTOR: FLORIDA PETROLEUM COR

GRANTEE: THE COMMERCIAL RANG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W112 S20 GOF=[YR=2018] W30 S30 E30 N30\$ S30 E112 N50\$.

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