PT JOHN LOWE MILL GRANTS
SEC 37-2N-27E & 51-3N-27E IN
OR 2633/1436 (EX PT IN

BADER PHILIP ET AL/COFFEE WATSON
505 MAIN ST
BLACKSHEAR, GA 31516

2023

37-2N-27-0000-0001-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GENE LASSERRE BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	618,552
TOTAL MARKET VALUE	618,552
SOH/AGL Deduction	0
ASSESSED VALUE	618,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	618,552
TOTAL JUST VALUE	618,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	618,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1436	4/25/2023	SW	Q	V	01	1,650,000
GRANTOR: TNT SOUTHERN HOLDINGS						
GRANTEE: BADER PHILIP ET AL						
2605/1601	11/28/2022	WD	Q	V	01	750,000
GRANTOR: ROSENBLAD REAL ESTATE						
GRANTEE: TNT SOUTHERN HOLDIN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	004000	C	VAC INDUSTIR	0		IW	0.00	0.00	309,276.00	SF		1.00	1.00	1.00	2.00	2.00	618,552							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 618,552 Market: 0 Agricultural: 0 Common: 618,552 PRINTED 08/02/2023 BY SYS