PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2108/776
BEING PARAGRAPH 1 (EX PT LYING

KANE NOAH
48500 MIDDLE ROAD
HILLIARD, FL 32046

2023

42-2N-27-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2023 DCA
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	366,780
TOTAL MARKET VALUE	366,780
SOH/AGL Deduction	250,785
ASSESSED VALUE	115,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,995
TOTAL JUST VALUE	366,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/0776	2/23/2017	WD	U	V	37	140,000
GRANTOR: NEW ACQUISITIONS LLC						
GRANTEE: KANE NOAH						
2090/1699	12/16/2016	SW	U	V	12	220,500
GRANTOR: CREWS JAMES WALTER II						
GRANTEE: NEW ACQUISITIONS LL						

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	182,515.00	SF		1.00	1.00	1.00	2.00	2.00	365,030							
2	009630	C	SWAMP	0			0.00	0.00	3.50	AC		1.00	1.00	1.00	500.00	500.00	1,750							

REVIEW DATE 06/16/2021 BY KKX Total Acres: 3.50 Total Land Value: 366,780 Market: 0 Agricultural: 0 Common: 366,780 PRINTED 08/02/2023 BY SYS