

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2167/367
BEING ONLY PT LYING S OF

BLUE BURGESS LLC
47 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0002-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY		STANDARD							
																	Tax Group: 4		Tax Dist:							
																	BUILDING MARKET VALUE		0							
																	TOTAL MARKET OB/XF VALUE		0							
																	TOTAL LAND VALUE - MARKET		314,920							
																	TOTAL MARKET VALUE		314,920							
																	SOH/AGL Deduction		0							
																	ASSESSED VALUE		314,920							
																	TOTAL EXEMPTION VALUE		0							
																	BASE TAXABLE VALUE		314,920							
																	TOTAL JUST VALUE		314,920							
																	NCON VALUE		0							
																	INCOME VALUE									
																	PREVIOUS YEAR MKT VALUE		306,726							
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																			BLD DATE		LGL DATE		06/16/2021		KKX	
EXTRA FEATURES					US HWY 17, YULEE														XF DATE		LAND DATE					
L N	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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	148,540.00	SF		1.00	1.00	1.00	2.00	2.00	297,080									
2	009605	C	WETLANDS	0			0.00	0.00	17.84	AC		1.00	1.00	1.00	1,000.00	1,000.00	17,840									
REVIEW DATE		06/16/2021		BY		KKX		Total Acres: 17.84		Total Land Value: 314,920		Market: 0		Agricultural: 0		Common: 314,920		PRINTED 08/02/2023 BY SYS								