

PT OF JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 1898/486
BEING PARCEL 6C (EX UTIL

REAL CAPITAL VENTURES LLC
4817 6TH ST
BOULDER, CO 80304

2023

42-2N-27-0000-0002-0440



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										506,240											
															TOTAL MARKET VALUE										506,240											
															SOH/AGL Deduction										274,620											
															ASSESSED VALUE										231,620											
															TOTAL EXEMPTION VALUE										0											
															BASE TAXABLE VALUE										231,620											
DOR CODE					0000					VACANT																										
MAP NUM										MKT AREA					04																					
NEIGHBORHOOD/LOC					4053.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES					US HWY 17, YULEE																															
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000192	C	UNDEVELOP	0	0004	PUD	0.00	0.00	9.04	AC		1.00	1.00	0.70	80,000.00	56,000.00	506,240																			
REVIEW DATE 01/01/2018 BY MH Total Acres: 9.04 Total Land Value: 506,240 Market: 0 Agricultural: 0 Common: 506,240 PRINTED 08/02/2023 BY SYS																																				