PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 385/567 &
OR 734/1565

PAGE A GRAHAM JR/ROBINSON MARTHA G
PO BOX 541
YULEE, FL 32041-0541

2023

51-3N-27-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

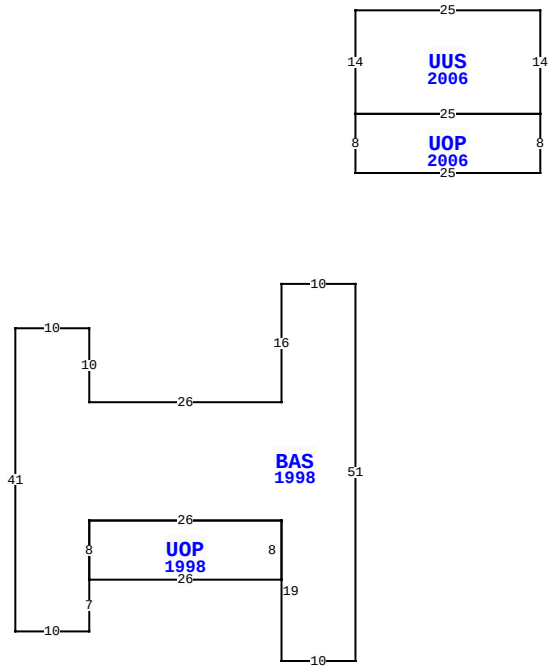
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1,336	88,577
UOP	208	20	42	2,785
UOP	200	20	40	2,652
UUS	350	50	175	11,603
TOTALS	2,094		1,593	105,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,593	97.9450	88.40	140,821	1972	1972	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1336 HX Base Yr 2000



86588 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,616
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		560,700
TOTAL MARKET VALUE		667,816
SOH/AGL Deduction		514,281
ASSESSED VALUE		153,535
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,535
TOTAL JUST VALUE		667,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0385/0567	5/01/1983	WD	Q	V		13,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 S16 W26 N10 W10 S41 E10 N7 UOP=[YR=1998] E26 N8 W26 S8$ N8 E26 S19 E10 N51$ PTR= N15 UOP=[YR=2006] N8 UUS=[YR=2006] N14 E25 S14 W25$ E25 S8 W25$ S15$.

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
1	0681	POLE SHED	0	100	20	25	500.00	SF	15.00	15.00	100	1974	1974	3	20	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	000115	C	SFR ACRES	100		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	560,000							
2	009630	C	SWAMP	0			0.00	0.00	1.40	AC		1.00	1.00	1.00	500.00	500.00	700							

REVIEW DATE 08/30/2022 BY NWA Total Acres: 8.40 Total Land Value: 560,700 Market: 0 Agricultural: 0 Common: 560,700 PRINTED 08/02/2023 BY SYS