

PT JOHN LOWE GRANT
 SEC 51-3N-27E IN OR 862/1780
 (EX DOT R/W IN OR 1898/1484)

CORBETT ZELMA CASSIN
 406 CENTRAL AVE SW
 JASPER, FL 32052

2023

51-3N-27-0000-0013-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 258,090 TOTAL MARKET VALUE 258,090 SOH/AGL Deduction 76,395 ASSESSED VALUE 181,695 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 181,695 TOTAL JUST VALUE 258,090 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 165,177											
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0862/1780 1/14/1999 QC Q V CD 92,200 GRANTOR: CSX TRANSPORTATION IN GRANTEE: CORBETT ZELMA CASSI											
MAP NUM		MKT AREA 04																		BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC		4051.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS										SR 200, YULEE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2023 DCA											
EXTRA FEATURES																															
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															
																	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	001000	C	COMMERCIAL	0		CG	380.00	155.00	51,618.00	SF		1.00	1.00	1.00	5.00	5.00	258,090														
REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 258,090 Market: 0 Agricultural: 0 Common: 258,090 PRINTED 08/02/2023 BY SYS																															