PT JOHN LOW GRANT
SEC 51-3N-27E IN OR 959/53 &
OR 2154/227

SELTON ROBERT W III & CARRIE A/DICKINSON WALTER
SCHMINKMAN INC, 47 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0013-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

SR 200, 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	96,703
TOTAL MARKET VALUE	96,703
SOH/AGL Deduction	34,299
ASSESSED VALUE	62,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,404
TOTAL JUST VALUE	96,703
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/0227	10/21/2017	QC	U	V	11	100
GRANTOR: DICKINSON WALTER						
GRANTEE: SCHMINKMAN INC						
0959/0053	11/20/2000	WD	Q	V		30,000
GRANTOR: KLIMAN MARILYN J						
GRANTEE: SELTON ROBERT W III						

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	001000	C	COMMERCIAL	0		CG	400.00	170.00	128,937.00	SF		1.00	1.00	0.15	5.00	0.75	96,703							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 96,703 Market: 0 Agricultural: 0 Common: 96,703 PRINTED 08/02/2023 BY SYS