PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

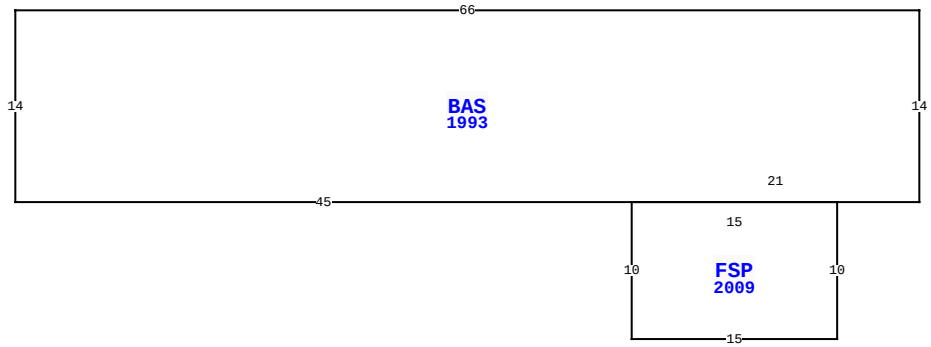
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	11,174
FSP	150	60	90	1,088
TOTALS	1,074		1,014	12,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,014	62.0200	40.31	40,874	1975	1975	0	0	0	70.00	30.00

4 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000666	DEMO 86055	5,000	01/25/2023
23000669	DEMO 86081	5,000	01/25/2023
23000670	DEMO 86099	5,000	01/25/2023
23000671	DEMO 86121	5,000	01/25/2023
23000672	DEMO 86129	5,000	01/25/2023
23000675	DEMO 86044	5,000	01/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E45 FSP=[YR=2009] S10 E15 N10 W15$ E21 N14$.

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
2	1121	CB 4"	0	0	253	7	1,771.00	SF	5.00	5.00	100	1980	1980	3	35	3,099	
4	0422	CL FNC 4'	0	0	0	0	982.00	LF	15.00	15.00	100	1980	1980	3	20	2,946	
5	0424	CL FNC 6'	0	0	0	0	86.00	LF	20.00	20.00	100	1980	1980	3	20	344	
6	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1980	1980	3	20	140	
7	0424	CL FNC 6'	0	0	0	0	37.00	LF	22.00	22.00	100	1985	1985	3	23	187	
8	0443	STK FNC 6'	0	0	0	0	126.00	LF	10.00	10.00	100	1990	1990	3	20	252	
12	1243	WD DECK F	0	0	12	8	96.00	SF	8.00	8.00	100	2000	2000	3	20	154	
13	1243	WD DECK F	0	0	14	10	140.00	SF	8.00	8.00	100	2000	2000	3	20	224	
14	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
15	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	1980	1980	3	35	437	

TOTAL OB/XF 8,503

LAND DESCRIPTION

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	002800	C	PARKNG LOT	0	0006	OR	0.00	0.00	9.33	AC		1.00	1.00	1.00	55,000.00	55,000.00	513,150							

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

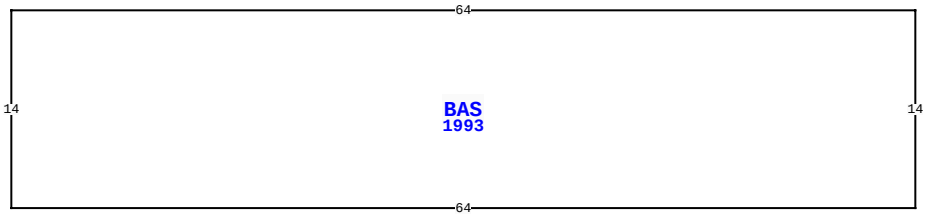
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	10,763
TOTALS	896		896	10,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	896	61.6000	40.04	35,876	1975	1975	0	0	0	70.00	30.00

5 M/H 93- – 0% - 2023 Heated Area: 896 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000676	DEMO 86034	5,000	01/25/2023
23000677	DEMO 86054	5,000	01/25/2023
23000679	DEMO 86062	5,000	01/25/2023
23000680	DEMO 86092	5,000	01/25/2023
23000681	DEMO 86096	5,000	01/25/2023
23000682	DEMO 86108	5,000	01/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S14 E64 N14$.

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
16	0940	SHEDS/PORT	0	0	18	10	180.00	SF	30.00	30.00	100	2019	2019	3	90	4,860	
17	1242	WD DECK A	0	0	8	6	48.00	SF	3.40	3.40	100	2010	2010	3	50	82	
21	0754	FOP	0	0	16	6	96.00	SF	15.00	15.00	100	1990	1990	3	20	288	
22	0510	GARAGE WD-	0	0	38	12	456.00	SF	26.25	26.25	100	1995	1995	3	24	2,873	
25	0200	BARN WD 0-	0	0	36	42	1,512.00	SF	15.00	15.00	100	1990	1990	3	20	4,536	
26	0971	ST LGHT OV	0	0	0	0	2.00	UT	311.00	311.00	100	1980	1980	3	20	124	
35	2810	MH SPACE	0	0	0	0	26.00	SF	2,400.00	2,400.00	100	0	0	3	100	62,400	
36	1242	WD DECK A	0	0	24	8	192.00	SF	10.00	10.00	100	2006	2006	3	31	595	
37	1242	WD DECK A	0	0	24	3	72.00	SF	10.00	10.00	100	2000	2000	3	20	144	
38	0350	CARPORT WD	0	0	8	6	48.00	SF	13.00	13.00	100	2000	2000	3	20	125	

TOTAL OB/XF 76,027

LAND DESCRIPTION

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

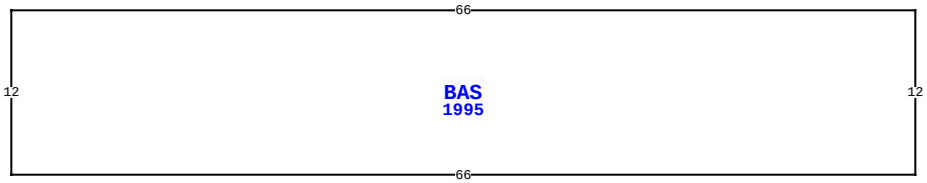
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	9,471
TOTALS	792		792	9,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	61.3200	39.86	31,569	1973	1973	0	0	0	70.00	30.00

8 M/H 93- – 0% - 2023 Heated Area: 792 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000684	DEMO 86124	5,000	01/25/2023
23000685	DEMO 86021	5,000	01/25/2023
23000686	DEMO 86045	5,000	01/25/2023
23000688	DEMO 86004	5,000	01/25/2023
23000689	DEMO 86014	5,000	01/25/2023
23000690	DEMO 86026	5,000	01/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W66 S12 E66 N12$.

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
39	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
40	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2018	2018	3	86	6,192	
41	0350	CARPORT WD	0	0	10	10	100.00	SF	13.00	13.00	100	2000	2000	3	20	260	
42	0680	POLE SHED	0	0	11	10	110.00	SF	10.00	10.00	100	2000	2000	3	29	319	
43	1242	WD DECK A	0	0	0	0	186.00	SF	10.00	10.00	100	2000	2000	3	20	372	

LAND DESCRIPTION

TOTAL OB/XF 7,863

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

BUILDING CHARACTERISTICS

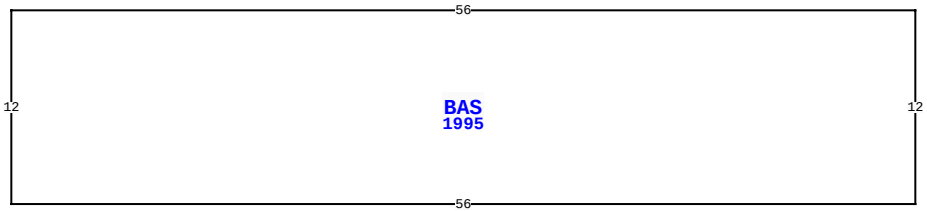
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	7,852
TOTALS	672		672	7,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	59.9200	38.95	26,174	1973	1973	0	0	0	70.00	30.00

9 M/H 93- – 0% - 2023 Heated Area: 672 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 23 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000501	DEMO 86136	5,000	01/20/2023
23000505	DEMO 86002	5,000	01/20/2023
23000506	DEMO 86115	5,000	01/20/2023
23000517	DEMO 86035	5,000	01/20/2023
23000518	DEMO 86097	5,000	01/20/2023
23000519	DEMO 86118	5,000	01/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S12 E56 N12$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

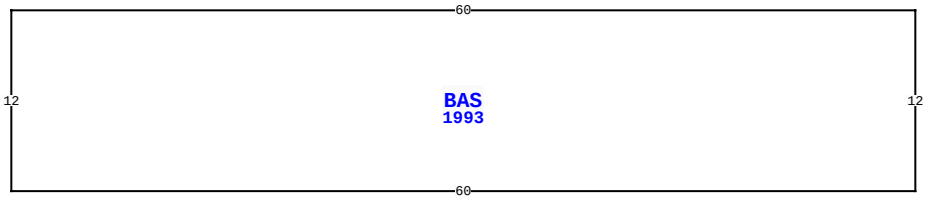
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	8,275
TOTALS	720		720	8,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	58.9400	38.31	27,583	1980	1980	0	0	0	70.00	30.00

11 M/H 93- – 0% - 2023 Heated Area: 720 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000520	DEMO 86071	5,000	01/20/2023
23000521	DEMO 86063	5,000	01/20/2023
21002087	CO ISSUED	0	02/23/2021
20010562	MH MOVE-ON	0	11/02/2020
E19336	ELEC OTHER	0	06/01/2007
E20437	ELEC OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E60 N12$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

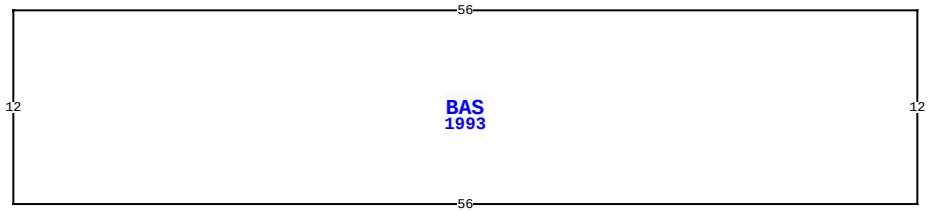
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	8,000
TOTALS	672		672	8,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	61.0400	39.68	26,665	1980	1980	0	0	0	70.00	30.00

13 M/H 93- – 0% - 2023 Heated Area: 672 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16610	ELEC OTHER	0	01/01/2006
E017798	CHNGE SRVC	0	03/01/2001
E007053	CHNGE SRVC	740	06/01/2000
E995897	CHNGE SRVC	0	05/01/1999
E985053	CHNGE SRVC	190	08/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

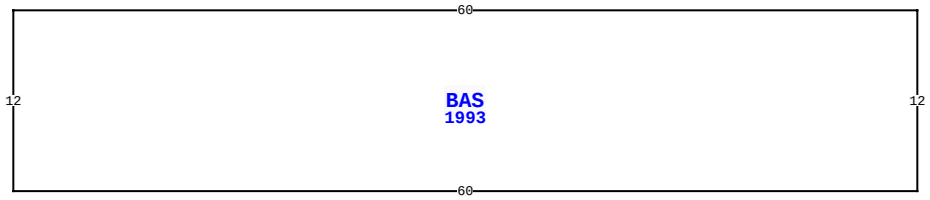
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	8,571
TOTALS	720		720	8,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	61.0400	39.68	28,570	1980	1980	0	0	0	70.00	30.00

14 M/H 93- – 0% - 2023 Heated Area: 720 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E60 N12$.

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

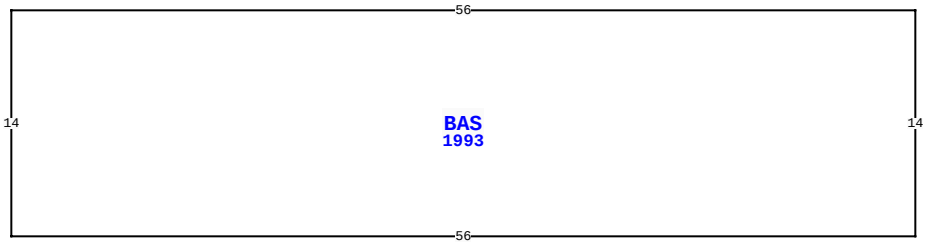
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	16,542
TOTALS	784		784	16,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	108.2000	70.33	55,139	1980	1980	0	0	0	70.00	30.00

15 M/H 93- – 0% - 2023 Heated Area: 784 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

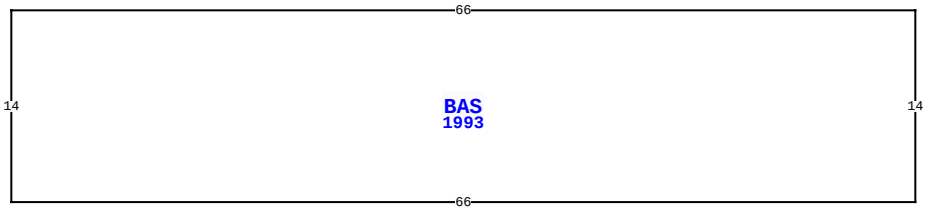
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	16,072
TOTALS	924		924	16,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	89.2000	57.98	53,574	1980	1980	0	0	0	70.00	30.00

17 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

BUILDING CHARACTERISTICS

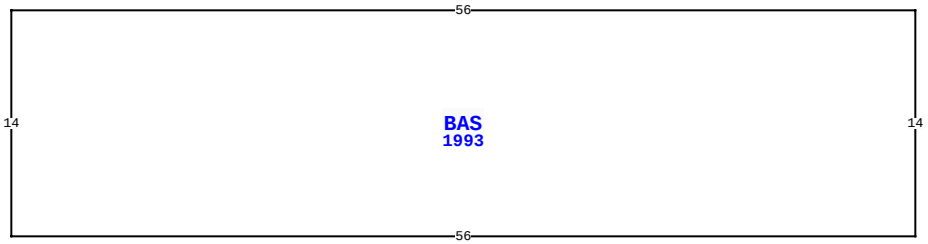
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	9,333
TOTALS	784		784	9,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	61.0400	39.68	31,109	1980	1980	0	0	0	70.00	30.00

18 M/H 93- – 0% - 2023 Heated Area: 784 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

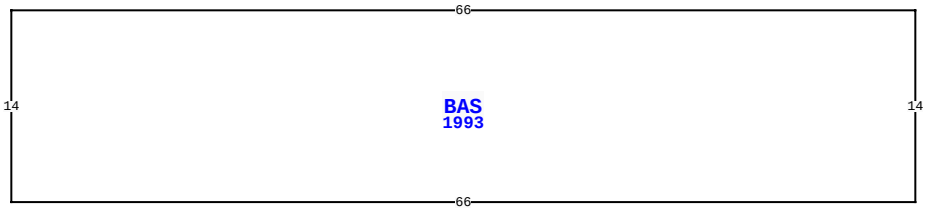
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,135
TOTALS	924		924	19,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	106.2000	69.03	63,784	1980	1980	0	0	0	70.00	30.00

19 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

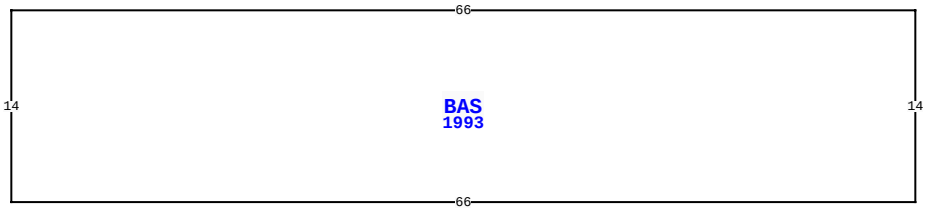
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	11,252
TOTALS	924		924	11,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	62.4400	40.59	37,505	1980	1980	0	0	0	70.00	30.00

20 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 12 of 23 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

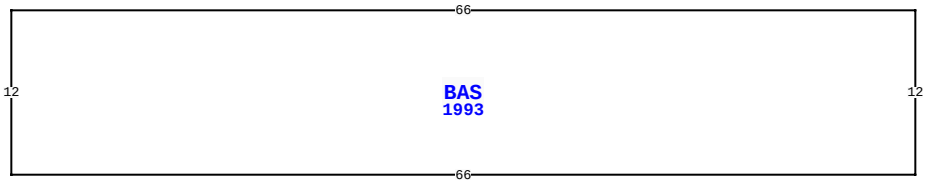
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	9,428
TOTALS	792		792	9,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	61.0400	39.68	31,427	1980	1980	0	0	0	70.00	30.00

21 M/H 93- – 0% - 2023 Heated Area: 792 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S12 E66 N12$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

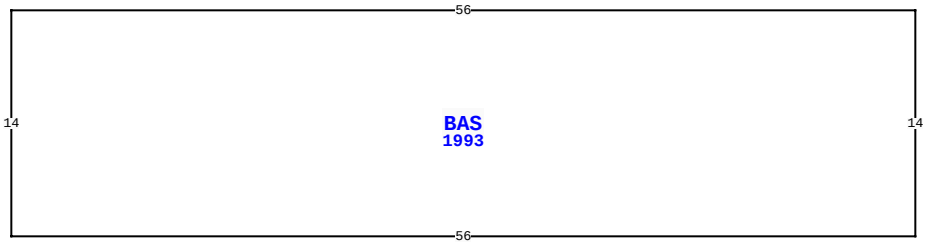
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	13,637
TOTALS	784		784	13,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	89.2000	57.98	45,456	1980	1980	0	0	0	70.00	30.00

22 M/H 93- – 0% - 2023 Heated Area: 784 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

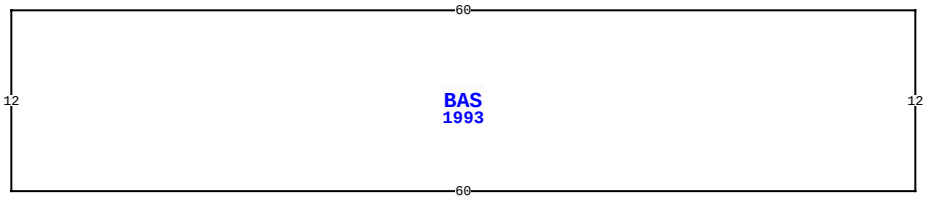
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	12,243
TOTALS	720		720	12,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	87.2000	56.68	40,810	1980	1980	0	0	0	70.00	30.00

23 M/H 93- – 0% - 2023 Heated Area: 720 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E60 N12$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

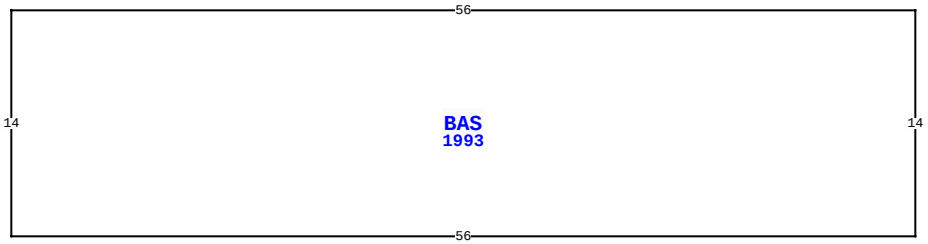
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	9,119
TOTALS	784		784	9,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	59.6400	38.77	30,396	1985	1985	0	0	0	70.00	30.00

24 M/H 93- – 0% - 2023 Heated Area: 784 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

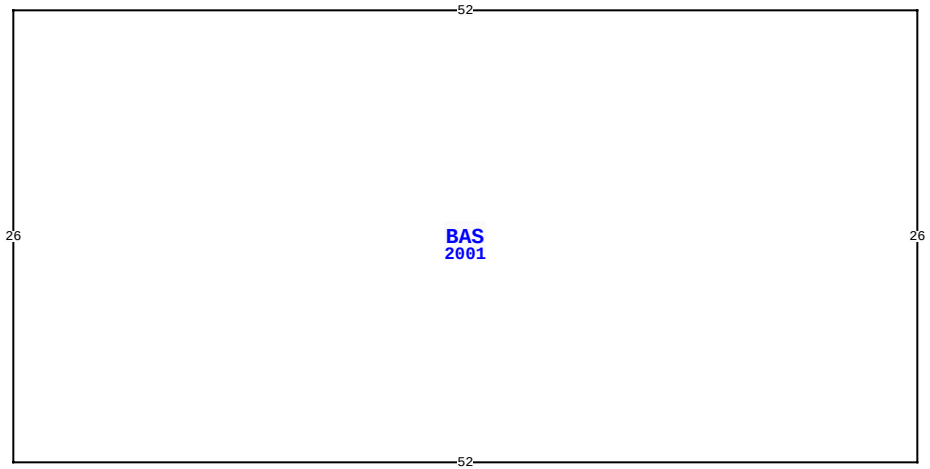
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	52,147
TOTALS	1,352		1,352	52,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	110.2000	77.14	104,293	2001	2001	0	0	0	50.00	50.00

25 M/H 94+ – 0% - 2023 Heated Area: 1352 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S26 E52 N26$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

BUILDING CHARACTERISTICS

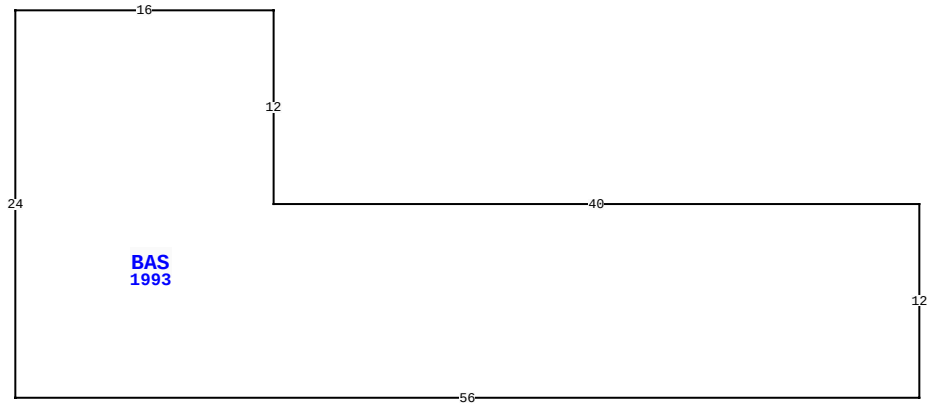
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	10,285
TOTALS	864		864	10,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	864	61.0400	39.68	34,284	1980	1980	0	0	0	70.00	30.00

26 M/H 93- – 0% - 2023 Heated Area: 864 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 N12 W16 S24 E56 N12$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

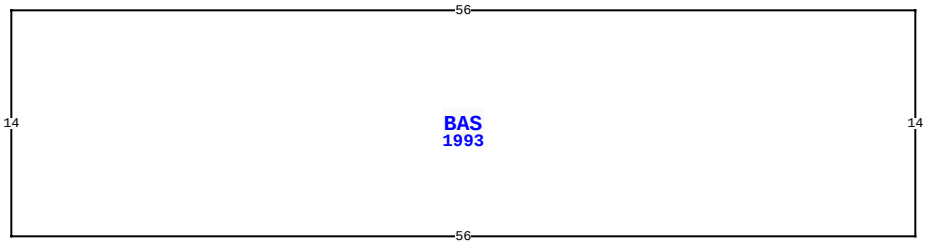
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	16,542
TOTALS	784		784	16,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	108.2000	70.33	55,139	1980	1980	0	0	0	70.00	30.00

27 M/H 93- – 0% - 2023 Heated Area: 784 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

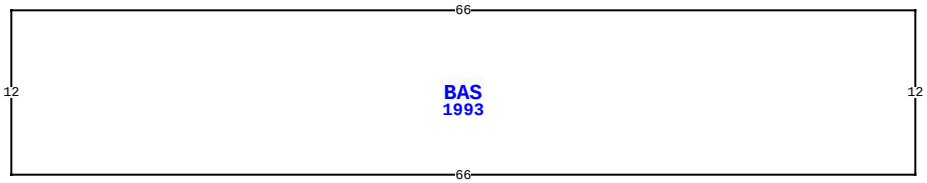
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	9,428
TOTALS	792		792	9,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	61.0400	39.68	31,427	1980	1980	0	0	0	70.00	30.00

28 M/H 93- – 0% - 2023 Heated Area: 792 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S12 E66 N12$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

BUILDING CHARACTERISTICS

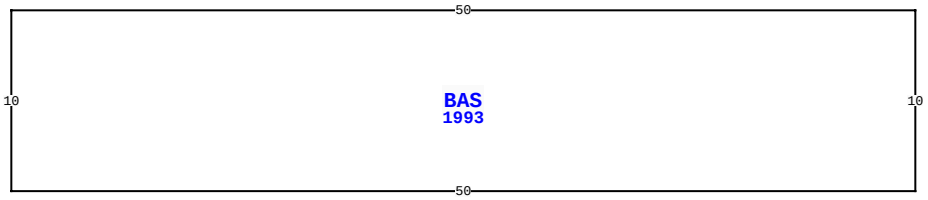
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	500	5,610
TOTALS	500		500	5,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	500	57.5400	37.40	18,700	1980	1980	0	0	0	70.00	30.00

31 M/H 93- – 0% - 2023 Heated Area: 500 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S10 E50 N10$.

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

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

BUILDING CHARACTERISTICS

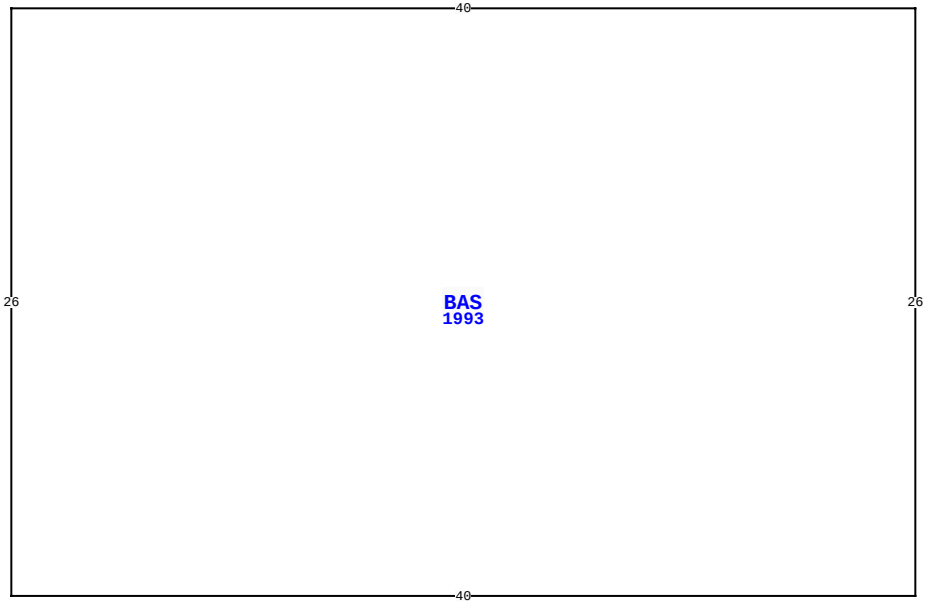
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	23,160
TOTALS	1,040		1,040	23,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,040	114.2000	74.23	77,199	1985	1985	0	0	0	70.00	30.00

32 M/H 93- – 0% - 2023 Heated Area: 1040 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S26 E40 N26$.

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2602/1117
(EX PT IN JDGMT LIEN BK 4/265)

BNJ PARTNERSHIP LLC/
20 SOUTH 4TH ST
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0037-0050

BUILDING CHARACTERISTICS

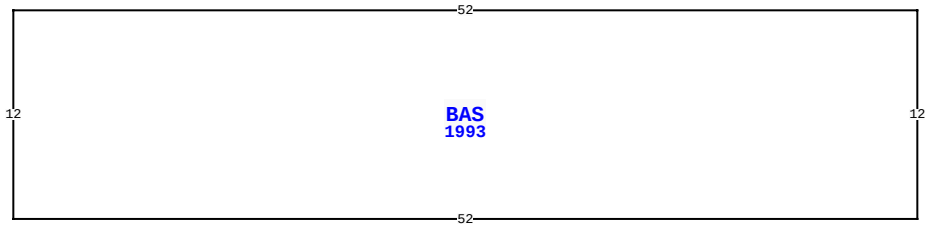
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	8,110
TOTALS	624		624	8,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	624	66.6400	43.32	27,032	1985	1985	0	0	0	70.00	30.00

33 M/H 93- – 0% - 2023 Heated Area: 624 HX Base Yr



86136 BRITT LYNN LN, YULEE

BLD DATE	03/19/2021	KK	LGL DATE	
XF DATE	03/03/2021	KK	LAND DATE	03/03/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 23 of 23 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,236
TOTAL MARKET OB/XF VALUE	92,393
TOTAL LAND VALUE - MARKET	513,150
TOTAL MARKET VALUE	912,779
SOH/AGL Deduction	0
ASSESSED VALUE	912,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	912,779
TOTAL JUST VALUE	912,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/1117	11/04/2022	WD	U	I	37	570,000
GRANTOR: NASSAU ACRES INC						
GRANTEE: BNJ PARTNERSHIP LLC						
1179/0722	10/09/2003	WD	U	I	06	100
GRANTOR: ROWLAND WALLACE						
GRANTEE: NASSAU ACRES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S12 E52 N12$.

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

REVIEW DATE 12/20/2022 BY HS Total Acres: 9.33 Total Land Value: 513,150 Market: 0 Agricultural: 0 Common: 513,150 PRINTED 08/02/2023 BY SYS