PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2185/458
BEING TRACT 1

PATRIOT RIDGE LLP
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2023

51-3N-27-0000-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,000
TOTAL MARKET VALUE	616
SOH/AGL Deduction	0
ASSESSED VALUE	616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	616
TOTAL JUST VALUE	112,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1739	4/27/2022	WD	Q	I	05	200,000
GRANTOR: PAGE DAVID JR & KIMBE						
GRANTEE: PATRIOT RIDGE LLP						
2185/0458	3/14/2018	WD	Q	I	05	140,000
GRANTOR: HOWELL RICHARD & CYNT						
GRANTEE: PAGE DAVID JR & KIM						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2023 DC
INC DATE		AG DATE	

PAGES DAIRY RD, YULEE

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	006000	A	PAST1/HAY	0		OR			1.40	AC		1.00	1.00	1.00	440.00	440.00	616							
2	009910	M	MKT.VAL.AG	0		OR			1.40	AC		1.00	1.00	1.00	80,000.00	80,000.00	112,000							

REVIEW DATE 01/19/2023 **BY** NWA Total Acres: 1.40 Total Land Value: 616 Market: 112,000 Agricultural: 616 Common: 0 **PRINTED** 08/02/2023 BY SYS