PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2185/458
BEING TRACT "2"

PATRIOT RIDGE LLP/PAGE KIMBERLY P
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2023

51-3N-27-0000-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

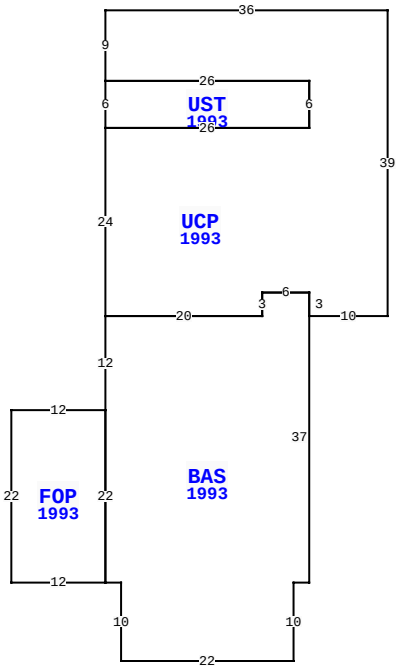
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,122	100	1,122	53,979
FOP	264	30	79	3,801
UCP	1,230	20	246	11,835
UST	156	45	70	3,368
TOTALS	2,772		1,517	72,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	94.3500	85.15	129,173	1930	1950	0	0	0	43.50	56.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1122 HX Base Yr



86335 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	72,983
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	253,483
SOH/AGL Deduction	0
ASSESSED VALUE	253,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,483
TOTAL JUST VALUE	253,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,250

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 PEYTON JR						
GRANTEE: PATRIOT RIDGE LLP						
2185/0458	3/14/2018	WD	Q	I	05	140,000
GRANTOR: HOWELL RICHARD & CYNT						
GRANTEE: PAGE DAVID JR & KIM						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W36 S9 UST=[YR=1993] S6 E26 N6 W26$ E26 S6 W26 S24 BAS=[YR=1993] S12 FOP=[YR=1993] W12 S22 E12 N22$ S22E2 S10 E22 N10 E2 N37 W6 S3 W20$ E20 N3 E6 S3 E10 N39$.

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	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 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	000715	C	MISC RES AC	0		OR	257.00	382.00	2.25	AC		1.00	1.00	1.00	80,000.00	80,000.00	180,000							

REVIEW DATE 01/19/2023 BY NWA Total Acres: 2.25 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS