

PT JOHN LOW GRANT
SEC 51-3N-27E IN OR 2211/1969
(EX UTIL & CONST ESMT'S IN

463185 SR 200 LLC
95032 SPRING TIDE LANE
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0000-0043-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4																				
Exterior Wall	15	CONC BLOCK 100	1701	04	2,424	95.9080	136.19	330,125	1996	1996	0	0	0	27.00	73.00	VALUATION BY STANDARD																			
Roof Structur	04	WOOD TRUSS 100	1 OFFICE 1&2 - 0% - 0													Heated Area: 2419 HX Base Yr																			
Roof Cover	04	BUILT-UP 100														VALUATION SUMMARY																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	14	CARPET 90														Tax Group: 4										Tax Dist:									
Interior Floo	11	CLAY TILE 10														BUILDING MARKET VALUE										240,991									
Ceiling	01	FIN.SUSPD 100														TOTAL MARKET OB/XF VALUE										40,174									
Air Condition	04	ROOF TOP 100														TOTAL LAND VALUE - MARKET										182,625									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										463,790									
Fixtures	03	MASONRY 100														SOH/AGL Deduction										103,520									
Frame	03	MASONRY 100														ASSESSED VALUE										360,270									
Story Height	13	100														TOTAL EXEMPTION VALUE										0									
RMS	2	100	BASE TAXABLE VALUE										360,270																						
Stories	1.	1. 100	TOTAL JUST VALUE										463,790																						
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE																						
Occupancy	00	NONE 100	363,730																																
Quality	02	Quality Level 02																																	
DOR CODE	1700	OFFICE BUILDINGS																																	
MAP NUM		MKT AREA	04																																
NEIGHBORHOOD/LOC	4051.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,972	100	1,972	196,054																															
BAS	135	100	135	13,422																															
BAS	312	100	312	31,018																															
PTO	108	5	5	497																															
TOTALS	2,527		2,424	240,991																															
EXTRA FEATURES					463185 SR 200, YULEE																														
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																			
2	0940	SHEDS/PORT	0	0	14	10			30.00	100	2004	2004	3	24	1,008																				
3	0400	CONC CURB	0	0	0	0			15.00	100	1996	1996	3	80	10,344																				
4	0402	CONC BUMPE	0	0	0	0			25.00	100	1996	1996	3	80	140																				
5	0421	CL FNC 3'	0	0	0	0			4.00	100	1996	1996	3	42	393																				
7	0803	ASPHALT C	0	0	0	0			2.00	100	2000	2000	3	50	14,235																				
8	0812	CONCRETE C	0	0	0	0			4.00	100	1996	1996	3	73	5,244																				
9	7080	SOUND SYS	0	0	0	0			1,400.00	100	1996	1996	3	100	1,400																				
11	0418	EXHST FAN	0	0	0	0			400.00	100	1996	1996	3	20	80																				
12	0965	SPRINK FIRE	0	0	0	0			240.00	100	2001	2001	3	82	1,574																				
13	4950	BOLLARD	0	0	0	0			100.00	100	1996	1996	3	100	400																				
LAND DESCRIPTION					TOTAL OB/XF 34,818																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	001700	C	1STORY OFF	0	0004	CI	100.00	268.00	24,350.00	SF		1.00	1.00	1.00	7.50	7.50	182,625																		
REVIEW DATE 10/13/2020 BY KK Total Acres: 0.00 Total Land Value: 182,625 Market: 0 Agricultural: 0 Common: 182,625 PRINTED 08/02/2023 BY SYS																																			

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