PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 1853/1914

TBLC PROPERTIES LLC
11220 NEW BERLIN RD
JACKSONVILLE, FL 32226

2023

51-3N-27-0000-0060-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

PAGES DAIRY RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,503
TOTAL LAND VALUE - MARKET	802,500
TOTAL MARKET VALUE	823,003
SOH/AGL Deduction	588,804
ASSESSED VALUE	234,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,199
TOTAL JUST VALUE	823,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1853/1914	4/26/2013	WD	U	I	12	75,900
GRANTOR: AMERIS BANK						
GRANTEE: TBLC PROPERTIES LLC						
1790/0293	3/28/2012	WD	U	I	12	335,000
GRANTOR: TRI-CITY LAND DEVELOP						
GRANTEE: AMERIS BANK						

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
1	0803	ASPHALT C	0	0	0	0	14,503.00	SF	2.00	2.00	100	1980	1980	3	50	14,503	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 20,503

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		RS-2	0.00	0.00	10.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	800,000							
2	009630	C	SWAMP	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	500.00	500.00	2,500							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 15.00 Total Land Value: 802,500 Market: 0 Agricultural: 0 Common: 802,500 PRINTED 08/02/2023 BY SYS