PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 231/614

BENTON JAMES S & ELIZABETH
P O BOX 194
YULEE, FL 32041-0194

**2023**

**51-3N-27-0000-0060-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

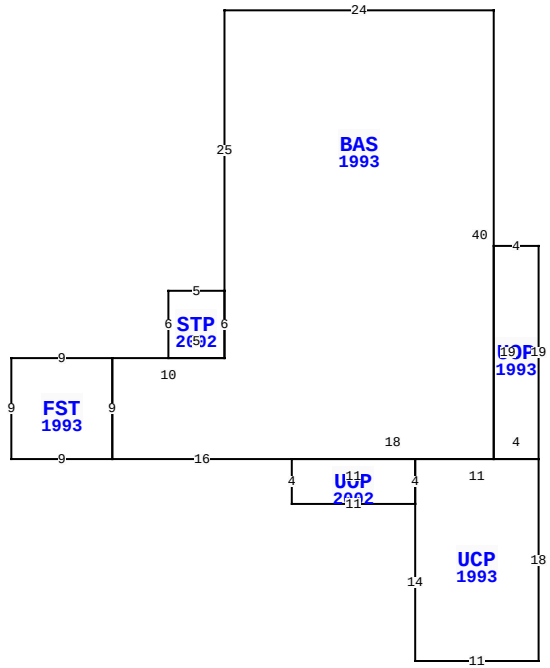
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,050 | 100 | 1,050 | 70,255 |
| FST | 81 | 55 | 45 | 3,011 |
| STP | 30 | 10 | 3 | 201 |
| UCP | 198 | 20 | 40 | 2,677 |
| UOP | 76 | 20 | 15 | 1,003 |
| UOP | 44 | 20 | 9 | 602 |
| TOTALS | 1,479 | | 1,162 | 77,748 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,162 | 107.0600 | 96.62 | 112,272 | 1959 | 1965 | 0 | 0 | 0 | 30.75 | 69.25 |

1 SINGLE FAM – 100% - 0 Heated Area: 1050 HX Base Yr




86520 PAGES DAIRY RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/20/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 77,748 |
| TOTAL MARKET OB/XF VALUE | | 1,688 |
| TOTAL LAND VALUE - MARKET | | 87,200 |
| TOTAL MARKET VALUE | | 166,636 |
| SOH/AGL Deduction | | 119,459 |
| ASSESSED VALUE | | 47,177 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 22,177 |
| TOTAL JUST VALUE | | 166,636 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 134,545 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24903 | REPAIR/RRF | 6,737 | 07/01/2011 |
| 6719 | CHNGE SRVC | 0 | 06/04/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0231/0614 | 1/01/1977 | WD | U | V | | 27,300 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 S25 STP=[YR=2002] W5 S6 E5 N6$ S6 W10
FST=[YR=1993] W9 S9 E9 N9$ S9 E16 UOP=[YR=2002] S4 E11
UCP=[YR=1993] S14 E11 N18 UOP=[YR=1993] N19 W4 S19 E4$ W11
S4$ N4 W11$ E18 N40$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 256.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 49.5 | 824 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 18 | 20 | 360.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 24 | 864 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,688

| 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 | 000100 | C | SFR | 100 | | RG-2 | 200.00 | 208.00 | 1.09 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 87,200 | | | | | | | |

REVIEW DATE 03/30/2020 BY NWA Total Acres: 1.09 Total Land Value: 87,200 Market: 0 Agricultural: 0 Common: 87,200 PRINTED 08/02/2023 BY SYS