PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 47/470
{HIGGINBOTHAM CEMETERY}

CEMETERY HIGGINBOTHAM
C/O EVELYN LOUISE CLARK, GRAHAM & DAVID PAGE
JACKSONVILLE, FL 32257-1062

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

86524 PAGES DAIRY RD, YULEE

BLD DATE	07/20/2018	KK	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		0
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		18,400
TOTAL MARKET VALUE		19,600
SOH/AGL Deduction		9,378
ASSESSED VALUE		10,222
TOTAL EXEMPTION VALUE	15	10,222
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		19,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0422	CL FNC 4'	0	0	0	0	400.00	LF	15.00	15.00	100	1980	1980	3	20	1,200	

TOTAL OB/XF 1,200

LAND DESCRIPTION

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	007610	C	CEMETERY	0	0006	RS-2	100.00	100.00	0.23	AC		1.00	1.00	1.00	80,000.00	80,000.00	18,400							

REVIEW DATE 03/23/2022 **BY** NWA Total Acres: 0.23 Total Land Value: 18,400 Market: 0 Agricultural: 0 Common: 18,400 **PRINTED** 08/02/2023 BY SYS