PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1171/494
BEING ONLY PT LYING SWLY OF

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2024**

**42-2N-27-0000-0001-0280**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8601 | COUNTY VACANT | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

85831 MINER 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 | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 690,400 |
| TOTAL MARKET VALUE | | 690,400 |
| SOH/AGL Deduction | | 384,629 |
| ASSESSED VALUE | | 305,771 |
| TOTAL EXEMPTION VALUE | 03 | 305,771 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 690,400 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 690,400 |

UF/IFAS & NASSAU COUNTY EXTENSION OFFICE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B220003284 | CO'D | | 01/25/2023 |
| 22003284 | NEW CONSTR | 512,112 | 03/01/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1171/0494 | 9/05/2003 | SW | U | V | 03 | 100 |

GRANTOR: YPC INC

GRANTEE: BOARD OF COUNTY COM

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 008600 | C | COUNTY | 0 | | GPU | 0.00 | 0.00 | 8.63 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 690,400 | | | | | | | |

REVIEW DATE 07/30/2024 BY KW Total Acres: 8.63 Total Land Value: 690,400 Market: 0 Agricultural: 0 Common: 690,400 PRINTED 08/06/2024 BY SYS