PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2167/367
BEING ONLY PT LYING S OF

BLUE BURGESS LLC
47 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2024

42-2N-27-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2021 KKX
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	314,920
TOTAL MARKET VALUE	314,920
SOH/AGL Deduction	0
ASSESSED VALUE	314,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,920
TOTAL JUST VALUE	314,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/0367	12/28/2017	SW	U	V	37	215,000
GRANTOR: NEW ACQUISITIONS LLC						
GRANTEE: BLUE BURGESS LLC						
2090/1699	12/16/2016	SW	U	V	12	220,500
GRANTOR: CREWS JAMES WALTER II						
GRANTEE: NEW ACQUISITIONS LL						

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	004000	C	VAC INDUSTIR	0		IW	0.00	0.00	148,540.00	SF		1.00	1.00	1.00	2.00	2.00	297,080							
2	009605	C	WETLANDS	0		IW	0.00	0.00	17.84	AC		1.00	1.00	1.00	1,000.00	1,000.00	17,840							

REVIEW DATE 06/16/2021 **BY** KKX Total Acres: 17.84 Total Land Value: 314,920 Market: 0 Agricultural: 0 Common: 314,920 **PRINTED** 08/06/2024 **BY** SYS