PT JOHN LOWE GRANT
SEC 42-2N-27E IN OR 1747/1391
(EX PT IN OR 1930/1403,

COR LEONIS LLC
863688 SR 200 1-529
YULEE, FL 32097

2024

42-2N-27-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

850600 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	08/14/2014 MF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,700
TOTAL MARKET VALUE	6,976
SOH/AGL Deduction	0
ASSESSED VALUE	6,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,976
TOTAL JUST VALUE	125,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1747/1391	6/30/2011	WD	Q	V	02	160,000
GRANTOR: ESTEVEZ FELIPE J AS B						
GRANTEE: COR LEONIS LLC						
0173/0561	1/01/1974	WD	Q	V		38,400
GRANTOR:						
GRANTEE:						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	12.57	AC		1.00	1.00	1.00	555.00	555.00	6,976							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	12.57	AC		1.00	1.00	1.00	10,000.00	10,000.00	125,700							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 12.57 Total Land Value: 6,976 Market: 125,700 Agricultural: 6,976 Common: 0 PRINTED 08/06/2024 BY SYS