PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1958/1123
(EX PT IN OR 1801/1532)

HOLLAND-ZELL PARTNERSHIP LLP
8604 SAN SERVERA DR W
JACKSONVILLE, FL 32217

2024

42-2N-27-0000-0002-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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	04/01/2023 DCA
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	269,202
TOTAL MARKET VALUE	269,202
SOH/AGL Deduction	0
ASSESSED VALUE	269,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,202
TOTAL JUST VALUE	269,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24990	ELEC OTHER	0	05/01/2012
E24974	SATELLITE DISH	0	04/01/2012
M17045	MECH OTHER	0	04/01/2012
E24870	NEW CONSTR	0	03/01/2012
B25834	NEW CONSTR	986,440	03/01/2012
P15798	NEW CONSTR	0	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1958/1123	12/31/2014	QC	U	V	11	100
GRANTOR: MILLENNIUM VENTURE GR						
GRANTEE: HOLLAND-ZELL PARTNE						
1787/1560	4/11/2012	WD	U	V	11	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: MILLENIUM VENTURE G						

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	001000	C	COMMERCIAL	0	0004	CI	0.00	0.00	89,734.00	SF		1.00	1.00	1.00	3.00	3.00	269,202							

REVIEW DATE 02/14/2024 **BY** KBA Total Acres: 0.00 Total Land Value: 269,202 Market: 0 Agricultural: 0 Common: 269,202 **PRINTED** 08/06/2024 BY SYS