PT JOHN LOWE MILL GRANTS
SEC 37-2N-27E & SEC 51-3N-27E
& PT JOHN D VAUGHAN GRANTS

COFFEE WATSON
505 MAIN ST
BLACKSHEAR, GA 31516

2024

51-3N-27-0000-0001-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

86317 GENE LASSERRE BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2024 TD
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	464,344
TOTAL MARKET VALUE	464,344
SOH/AGL Deduction	0
ASSESSED VALUE	464,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	464,344
TOTAL JUST VALUE	464,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2688/559	9/25/2023	QC	U	V	11	826,583
GRANTOR: BADER PHILIP						
GRANTEE: COFFEE WATSON						
2671/1796	9/25/2023	QC	U	V	11	100
GRANTOR: BADER PHILIP						
GRANTEE: COFFEE WATSON						

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	142,875.00	SF		1.00	1.00	1.00	3.25	3.25	464,344							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 5.34 Total Land Value: 464,344 Market: 0 Agricultural: 0 Common: 464,344 PRINTED 08/06/2024 BY SYS