PT JOHN LOW GRANT
SEC 51-3N-27E IN OR 2018/781
(EX DOT R/W IN OR 1892/1260)

THE JONES COMPANY
201 PENDLETON STREET
WAYCROSS, GA 31501

**2024**

**51-3N-27-0000-0025-0000**

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

SR 200, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2023 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 | 114,995 |
| TOTAL MARKET VALUE | 114,995 |
| SOH/AGL Deduction | 25,943 |
| ASSESSED VALUE | 89,052 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 89,052 |
| TOTAL JUST VALUE | 114,995 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 114,995 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2018/0781 | 12/07/2015 | QC | U | V | 11 | 100 |
| GRANTOR: KEMP RIDGE HOLDINGS L | | | | | | |
| GRANTEE: THE JONES COMPANY | | | | | | |
| 1892/1260 | 12/06/2013 | FJ | U | V | 18 | 0 |
| GRANTOR: KEMP RIDGE HOLDINGS L | | | | | | |
| GRANTEE: STATE OF FLORIDA DO | | | | | | |

## 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 | | CI | 0.00 | 0.00 | 22,999.00 | SF | | 1.00 | 1.00 | 1.00 | 5.00 | 5.00 | 114,995 | | | | | | | |

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 114,995 Market: 0 Agricultural: 0 Common: 114,995 PRINTED 08/06/2024 BY SYS