

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2279/905 &
ESMT IN OR 1108/1918

CALCOTE TYLER D & AMY D
86051 ELLIS LANDING ROAD
YULEE, FL 32097

2024

51-3N-27-0000-0037-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

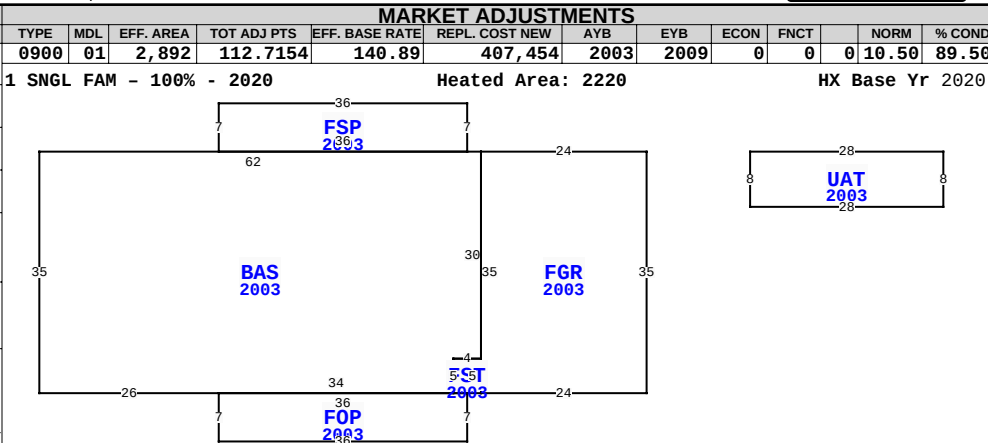
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100	2,220	279,935
FGR	840	55	462	58,256
FOP	252	30	76	9,584
FSP	252	40	101	12,736
FST	20	55	11	1,387
UAT	224	10	22	2,775

TOTALS	3,808		2,892	364,671
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,802.00	SF	4.00	
3	0300	BOAT DCK W	0 100	24	5	120.00	SF	40.00	
4	0510	GARAGE WD-	0 100	18	18	324.00	SF	35.00	
5	0810	CONCRETE A	0 100	6	7	42.00	SF	6.50	
6	0681	POLE SHED	0 100	29	18	522.00	SF	15.00	
7	0811	CONCRETE B	0 100	0	0	628.00	SF	5.20	
8	0474	VF 4 RAIL	0 100	0	0	272.00	LF	9.25	
9	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	
10	0866	POOL FIBER	0 100	28	13	364.00	SF	72.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	005000	C	RURAL HOME	100		OR	0.00	0.00	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	



BLD DATE	03/09/2011	KK	LGL DATE	
XF DATE			LAND DATE	03/17/2023
INC DATE			AG DATE	DC
86051 ELLIS ESTATES LANDING RD, YULEE				

TOTAL OB/XF														
56,193														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87
2	0812	CONCRETE C	0 100	0	0	2,802.00	SF	4.00	4.00	100	2003	2003	3	83
3	0300	BOAT DCK W	0 100	24	5	120.00	SF	40.00	40.00	100	2004	2004	3	36
4	0510	GARAGE WD-	0 100	18	18	324.00	SF	35.00	35.00	100	2007	2007	3	48
5	0810	CONCRETE A	0 100	6	7	42.00	SF	6.50	6.50	100	2007	2007	3	88
6	0681	POLE SHED	0 100	29	18	522.00	SF	15.00	15.00	100	2008	2008	3	52
7	0811	CONCRETE B	0 100	0	0	628.00	SF	5.20	5.20	100	2003	2003	3	83
8	0474	VF 4 RAIL	0 100	0	0	272.00	LF	9.25	9.25	100	2007	2007	3	72
9	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2012	2012	3	93
10	0866	POOL FIBER	0 100	28	13	364.00	SF	72.00	72.00	100	2022	2022	3	97

TOTAL OB/XF														
56,193														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	005000	C	RURAL HOME	100		OR	0.00	0.00	6.59	AC		1.00	1.00	0.90
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	3.90	AC		1.00	1.00	1.00
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.90	AC		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					364,671				
TOTAL MARKET OB/XF VALUE					90,692				
TOTAL LAND VALUE - MARKET					786,480				
TOTAL MARKET VALUE					931,461				
SOH/AGL Deduction					442,540				
ASSESSED VALUE					488,921				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					438,921				
TOTAL JUST VALUE					1,241,843				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,229,199				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014844	ADDITION	13,870	10/27/2021
21013412	SWIM POOL	64,000	10/01/2021
B19369	ADDITION	0	01/01/2007
E0210184	NEW CONSTR	1,800	09/01/2002
B0209337	NEW CONSTR	181,107	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2279/0905	5/23/2019	WD	Q	I	05	520,000	
GRANTOR: GREGORY JASON D & IRI							
GRANTEE: CALCOTE TYLER D & A							
1202/0517	1/16/2004	QC	U	I	01	103,000	
GRANTOR: GREGORY JASON D							
GRANTEE: GREGORY JASON D & I							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2003] W24 BAS=[YR=2003] W2 FSP=[YR=2003] N7 W36 S7 E36 \$ W62 S35 E26 FOP=[YR=2003] S7 E36 N7 FST=[YR=2003] E2 N5 W4 S5 E2 \$ W36 \$ E34 N5 E4 N30 \$ S35 E24 N35 \$ PTR= E15 UAT=[YR=2003] E28 S8 W28 N8 \$ W15 \$.									

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