PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 762/1246
(EX UTIL ESMT IN OR 404/696 &

R P M WOOD PRODUCTS INC
86289 PAGES DAIRY ROAD
YULEE, FL 32097

2024

51-3N-27-0000-0039-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		8 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

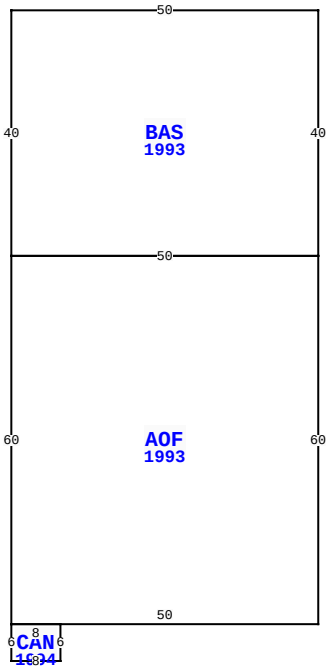
DOR CODE 4300 LUMBER YARD
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,000	185	5,550	62,509
BAS	2,000	100	2,000	22,526
CAN	48	30	14	158
TOTALS	5,048		7,564	85,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	7,564	74.5920	34.13	258,159	1985	1985	0	0	0	67.00	33.00

1 STOR WAREH – 0% - 0 Heated Area: 5000 HX Base Yr



86289 PAGES DAIRY RD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	564,061
TOTAL MARKET OB/XF VALUE	104,342
TOTAL LAND VALUE - MARKET	190,800
TOTAL MARKET VALUE	859,203
SOH/AGL Deduction	38,166
ASSESSED VALUE	821,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	821,037
TOTAL JUST VALUE	859,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	908,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17985	ELEC OTHER	800	08/01/2006
B17764	REPAIR/RRF	116,250	05/01/2006
B0210192	NEW CONSTR	255,750	09/01/2002
P025467	NEW BATH	0	04/01/2002
E018662	NEW CONSTR	1,500	10/01/2001
B018581	NEW CONSTR	93,750	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/1246	6/11/1996	WD	U	I	19	100

GRANTOR: EDWARDS OSCAR V & MAR
GRANTEE: R.P.M. WOOD PRODUCT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S40 AOF=[YR=1993] S60 CAN=[YR=1994] S6 E8 N6 W8 $ E50 N60 W50 $ E50 N40 $.

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
1	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1980	1980	3	20	140	
2	0680	POLE SHED	0	0	32	26	832.00	SF	10.00	10.00	100	1983	1983	3	20	1,664	
3	0812	CONCRETE C	0	0	0	0	7,500.00	SF	4.00	4.00	100	1986	1986	3	49.5	14,850	
4	0812	CONCRETE C	0	0	0	0	7,648.00	SF	4.00	4.00	100	1990	1990	3	59.5	18,202	
5	0424	CL FNC 6'	0	0	0	0	552.00	LF	20.00	20.00	100	1980	1980	3	20	2,208	
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1985	1985	3	20	384	
7	0803	ASPHALT C	0	0	0	0	10,800.00	SF	2.00	2.00	100	1997	1997	3	50	10,800	
8	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1985	1985	3	20	80	
9	6001	ROLLUP DR	0	0	0	14	4.00	UT	400.00	400.00	100	2002	2002	3	20	320	
10	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2002	2002	3	58	522	

TOTAL OB/XF 49,170

LAND DESCRIPTION

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	004300	C	LUMBER YRD	0		IW	280.00	660.00	4.24	AC		1.00	1.00	1.00	45,000.00	45,000.00	190,800							

REVIEW DATE 09/03/2020 BY KK Total Acres: 4.24 Total Land Value: 190,800 Market: 0 Agricultural: 0 Common: 190,800 PRINTED 08/06/2024 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 762/1246
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86289 PAGES DAIRY ROAD
YULEE, FL 32097

2024

51-3N-27-0000-0039-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

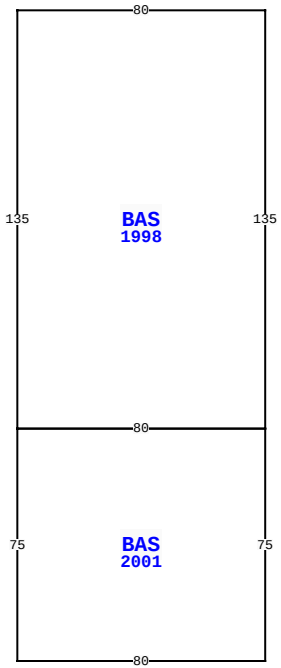
DOR CODE 4300 LUMBER YARD
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,800	100	10,800	85,405
BAS	6,000	100	6,000	47,447
TOTALS	16,800		16,800	132,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	06	16,800	47.2340	10.27	172,536	1998	1999	0	0	0	23.00	77.00

2 LMBER SHED – 0% - 0 Heated Area: 16800 HX Base Yr



86289 PAGES DAIRY RD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	564,061
TOTAL MARKET OB/XF VALUE	104,342
TOTAL LAND VALUE - MARKET	190,800
TOTAL MARKET VALUE	859,203
SOH/AGL Deduction	38,166
ASSESSED VALUE	821,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	821,037
TOTAL JUST VALUE	859,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	908,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984620	DEMOLITION	0	06/01/1998
974408	NEW CONSTR	85,000	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0762/1246	6/11/1996	WD	U	I	19	100

GRANTOR: EDWARDS OSCAR V & MAR
GRANTEE: R.P.M. WOOD PRODUCT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W80 S135 BAS=[YR=2001] S75 E80 N75 W80 $ E80 N135 $.

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
11	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2006	2006	3	69	932	
12	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	1998	1998	3	45	1,620	
13	0803	ASPHALT C	0	0	0	0	42,825.00	SF	2.00	2.00	100	2005	2005	3	56	47,964	
14	0803	ASPHALT C	0	0	278	10	2,780.00	SF	2.00	2.00	100	1995	1995	3	50	2,780	
15	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1995	1995	3	100	400	
16	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	2005	2005	3	66	990	
17	6002	EL ROLL DR	0	0	22	15	2.00	UT	900.00	900.00	100	2006	2006	3	27	486	

LAND DESCRIPTION

TOTAL OB/XF 55,172

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 4.24 Total Land Value: 190,800 Market: 0 Agricultural: 0 Common: 190,800 PRINTED 08/06/2024 BY SYS

PT JOHN LOWE MILL GRANT
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2024

51-3N-27-0000-0039-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		21 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

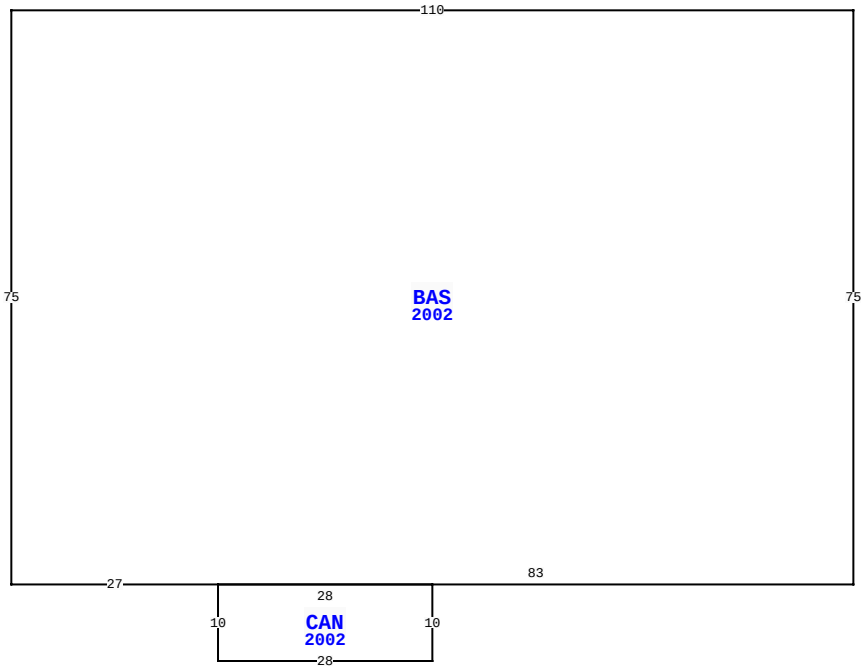
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,250	100	8,250	256,534
CAN	280	30	84	2,612
TOTALS	8,530		8,334	259,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	8,334	90.6147	41.46	345,528	2002	2002	0	0	0	25.00	75.00

3 STOR WAREH – 0% - 0 Heated Area: 8250 HX Base Yr



86289 PAGES DAIRY RD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	564,061
TOTAL MARKET OB/XF VALUE	104,342
TOTAL LAND VALUE - MARKET	190,800
TOTAL MARKET VALUE	859,203
SOH/AGL Deduction	38,166
ASSESSED VALUE	821,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	821,037
TOTAL JUST VALUE	859,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	908,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/1246	6/11/1996	WD	U	I	19	100

GRANTOR: EDWARDS OSCAR V & MAR

GRANTEE: R.P.M. WOOD PRODUCT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W110 S75 E27 CAN=[YR=2002] S10 E28 N10 W28 $ E83 N75 $.

EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/03/2020 BY KK Total Acres: 4.24 Total Land Value: 190,800 Market: 0 Agricultural: 0 Common: 190,800 PRINTED 08/06/2024 BY SYS

PT JOHN LOWE MILL GRANT
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2024

51-3N-27-0000-0039-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

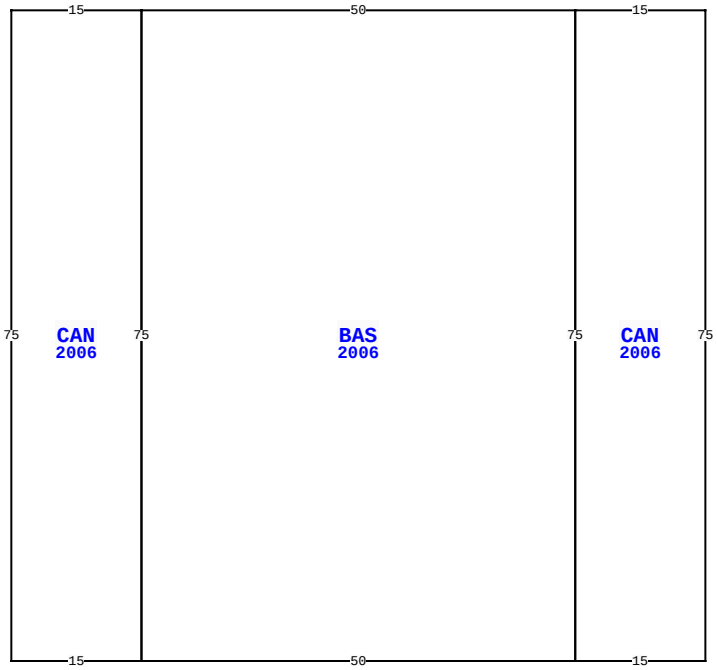
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,750	100	3,750	73,602
CAN	1,125	30	338	6,634
CAN	1,125	30	338	6,634
TOTALS	6,000		4,426	86,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	06	4,426	103.7035	22.56	99,851	2006	2006	0	0	0	13.00	87.00

4 LMBER SHED – 0% - 0 Heated Area: 3750 HX Base Yr



BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

86289 PAGES DAIRY RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	564,061
TOTAL MARKET OB/XF VALUE	104,342
TOTAL LAND VALUE - MARKET	190,800
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SOH/AGL Deduction	38,166
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	821,037
TOTAL JUST VALUE	859,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	908,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/1246	6/11/1996	WD	U	I	19	100

GRANTOR: EDWARDS OSCAR V & MAR

GRANTEE: R.P.M. WOOD PRODUCT

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2006] W15 BAS=[YR=2006] W50 CAN=[YR=2006] W15 S75 E15 N75$ S75 E50 N75$ S75 E15 N75$.

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 4.24 Total Land Value: 190,800 Market: 0 Agricultural: 0 Common: 190,800 PRINTED 08/06/2024 BY SYS