

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 284/570
(EX PT IN OR 729/184)

RAINEY LUCILLE ESTATE
C/O MICHAEL C MASON, 86013 CHARMED WAY
YULEE, FL 32097

2024

51-3N-27-0000-0044-0030



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	09	PINE WOOD 100		
Air Condition	01	NONE 100		
Heating Type	02	CONVECTION 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	640	39,576
UOP	48	20	10	619
TOTALS	688		650	40,194

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	650	99.0000	94.05	61,132	1961	1961	0	0	0	34.25	65.75	
1 SINGLE FAM - 0% - 0													
Heated Area: 640 HX Base Yr													
BAS 1993													
UOP 1993													
86013 CHARMED WAY, YULEE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				40,194			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				36,750			
TOTAL MARKET VALUE				76,944			
SOH/AGL Deduction				32,355			
ASSESSED VALUE				44,589			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				44,589			
TOTAL JUST VALUE				76,944			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				75,227			