PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 231/614

BENTON JAMES S & ELIZABETH
P O BOX 194
YULEE, FL 32041-0194

2024

51-3N-27-0000-0060-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

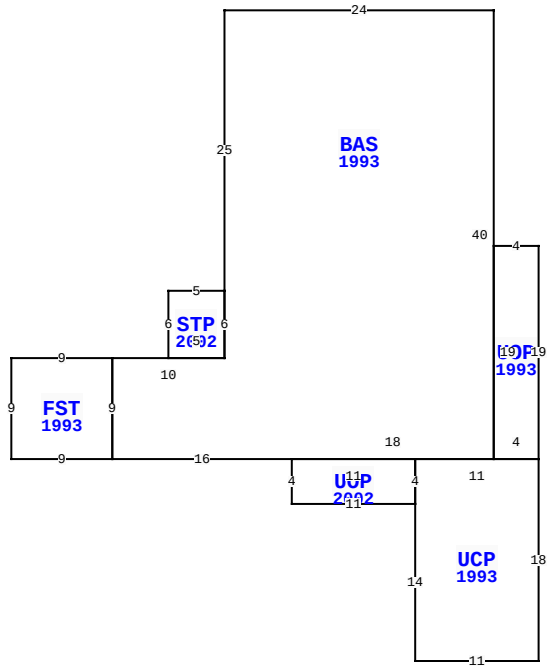
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	73,155
FST	81	55	45	3,135
STP	30	10	3	209
UCP	198	20	40	2,787
UOP	76	20	15	1,045
UOP	44	20	9	627
TOTALS	1,479		1,162	80,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,162	107.0600	101.71	118,187	1959	1965	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1050 HX Base Yr



86520 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,958
TOTAL MARKET OB/XF VALUE		1,574
TOTAL LAND VALUE - MARKET		87,200
TOTAL MARKET VALUE		169,732
SOH/AGL Deduction		0
ASSESSED VALUE		169,732
TOTAL EXEMPTION VALUE	13	169,732
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		169,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24903	REPAIR/RRF	6,737	07/01/2011
6719	CHNGE SRVC	0	06/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0231/0614	1/01/1977	WD	U	V		27,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S25 STP=[YR=2002] W5 S6 E5 N6$ S6 W10
FST=[YR=1993] W9 S9 E9 N9$ S9 E16 UOP=[YR=2002] S4 E11
UCP=[YR=1993] S14 E11 N18 UOP=[YR=1993] N19 W4 S19 E4$ W11
S4$ N4 W11$ E18 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	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	1985	1985	3	47	782	
2	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2004	2004	3	22	792	

LAND DESCRIPTION

TOTAL OB/XF 1,574

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	000100	C	SFR	100		RG-2	200.00	208.00	1.09	AC		1.00	1.00	1.00	80,000.00	80,000.00	87,200							

REVIEW DATE 03/30/2020 BY NWA Total Acres: 1.09 Total Land Value: 87,200 Market: 0 Agricultural: 0 Common: 87,200 PRINTED 08/06/2024 BY SYS