PT JOHN LOWE MILL GRANT
SEC 51-3N-27E PT OR 2153/1875
(EX UTIL ESMT IN OR 867/1832 &

HEALTHY LIVING MANAGEMENT LLC
615550 RIVER ROAD
CALLAHAN, FL 32011

2025

25-2N-24-0000-0017-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	157,755
TOTAL MARKET VALUE	157,755
SOH/AGL Deduction	53,523
ASSESSED VALUE	104,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,232
TOTAL JUST VALUE	157,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2153/1875	10/25/2017	QC	U	V	11	100
GRANTOR: PERRET MARY S						
GRANTEE: HEALTHY LIVING MANA						
1852/0820	4/05/2013	SW	U	I	30	100
GRANTOR: PERRET MICHAEL						
GRANTEE: PERRET MARY S						

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	000100	C	RES	0		OR	0.00	0.00	8.09	AC		1.00	1.00	1.00	19,500.00	19,500.00	157,755							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 8.09 Total Land Value: 157,755 Market: 0 Agricultural: 0 Common: 157,755 PRINTED 07/30/2025 BY SYS