PT JOHN LOWE MILL GRANT
SEC 37-2N-27E IN OR 1279/478
(EX ESMT'S IN OR 811/423 &

RAYONIER PERFORMANCE FIBERS LLC
C/O RAYONIER ADVANCE MATERIALS, 1301 RIVERPLACE BLVD STE 230
JACKSONVILLE, FL 32207

2025

37-2N-27-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

EAST SR 200, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,200
TOTAL MARKET VALUE	52,200
SOH/AGL Deduction	26,979
ASSESSED VALUE	25,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,221
TOTAL JUST VALUE	52,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0478	12/18/2003	QC	U	I	07	100
GRANTOR: RAYONIER INC						
GRANTEE: RAYONIER PERFORMANC						
0810/1068	10/22/1997	WD	U	V	09	11,700
GRANTOR: SUNRAY UTILITIES-NASS						
GRANTEE: RAYONIER INC						

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	0.87	AC		1.00	1.00	0.60	100,000.00	60,000.00	52,200							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 0.87 Total Land Value: 52,200 Market: 0 Agricultural: 0 Common: 52,200 PRINTED 07/30/2025 BY SYS