PT JOHN LOW MILL GRANT
IN OR 1547/829
ABDN R/W RES #2000-190

JD'S ANIMAL CLINIC LLC
86028 CHRISTIAN WAY
YULEE, FL 32097

2025

37-2N-27-0000-0001-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

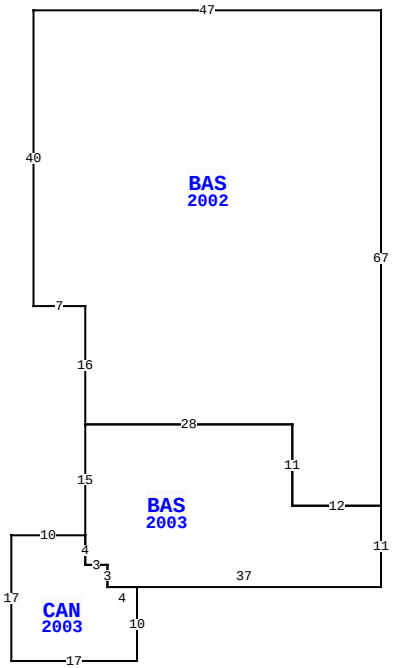
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,652	100	2002	2,652	381,697
BAS	739	100	2003	739	106,362
CAN	249	30	2003	75	10,794
TOTALS	3,640			3,466	498,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	3,466	111.2280	179.91	623,568	2002	2002	0	0	0	20.00	80.00

1 MDL OFFICE – 0% - 0 Heated Area: 3391 HX Base Yr



86028 CHRISTIAN WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	498,854
TOTAL MARKET OB/XF VALUE	47,309
TOTAL LAND VALUE - MARKET	774,805
TOTAL MARKET VALUE	1,320,968
SOH/AGL Deduction	214,655
ASSESSED VALUE	1,106,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,106,313
TOTAL JUST VALUE	1,320,968
NCON VALUE	0
INCOME VALUE	12
PREVIOUS YEAR MKT VALUE	1,080,577

LOFTON CREEK ANIMAL CLINIC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217803	H/AC	0	12/01/2012
B018775	NEW CONSTR	340,000	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/0829	1/22/2008	WD	Q	I		800,000
GRANTOR: FDNA BEACH ANIMAL CLI						
GRANTEE: JD'S ANIMAL CLINIC						
0901/0931	9/30/1999	WD	Q	V		95,500
GRANTOR: RAYLAND COMPANY INC						
GRANTEE: FDNA BEACH ANIMAL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W47 S40 E7 S16 BAS=[YR=2003] S15CAN=[YR=2003] W10S17 E17 N10W4 N3 W3 N4 $ S4 E3 S3 E37 N11 W12 N11 W28 $ E28 S11 E12 N67 $.

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	0819	CONC 12"	0	0	0	0	1,049.00	SF	9.50	9.50	100	2002	2002	3	80	7,972	
2	0812	CONCRETE C	0	0	0	0	10,336.00	SF	4.00	4.00	100	2002	2002	3	80	33,075	
3	0400	CONC CURB	0	0	0	0	424.00	LF	15.00	15.00	100	2002	2002	3	85	5,406	
4	0446	BOX FNC 6'	0	0	0	0	137.00	LF	20.00	20.00	100	2003	2003	3	20	548	
5	0446	BOX FNC 6'	0	0	0	0	28.00	LF	20.00	20.00	100	2013	2013	3	55	308	

LAND DESCRIPTION

TOTAL OB/XF 47,309

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	001901	C	MEDICAL OF	0	0006	OR	0.00	0.00	100,624.00	SF		1.00	1.00	0.55	14.00	7.70	774,805							

REVIEW DATE 04/25/2025 BY DC Total Acres: 2.31 Total Land Value: 774,805 Market: 0 Agricultural: 0 Common: 774,805 PRINTED 07/30/2025 BY SYS