PT JOHN LOWE MILL GRANTS
SEC 37-2N-27E & SEC 51-3N-27E
& PT JOHN D VAUGHAN GRANTS

DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

2025

37-2N-27-0000-0001-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

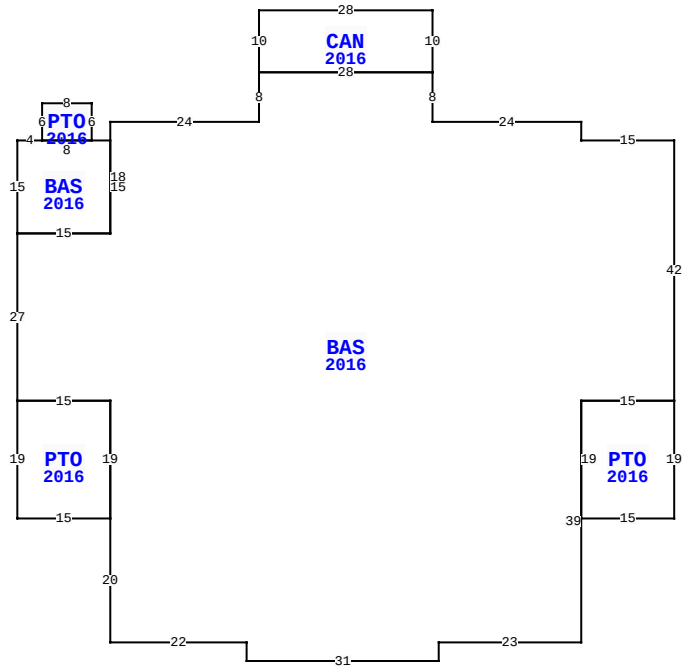
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100	2016	225	42,941
BAS	7,736	100	2016	7,736	1,476,400
CAN	280	30	2016	84	16,031
PTO	48	5	2016	2	382
PTO	285	5	2016	14	2,672
PTO	285	5	2016	14	2,672
TOTALS	8,859			8,075	1,541,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	8,075	127.2348	198.80	1,605,310	2016	2016	0	0	0	4.00	96.00

1 CHURCH – 0% - 0 Heated Area: 7961 HX Base Yr



86000 ST FRANCIS WAY, YULEE

BLD DATE	08/20/2020	KK	LGL DATE	
XF DATE	08/20/2020	KK	LAND DATE	06/20/2024 TD
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,541,098
TOTAL MARKET OB/XF VALUE		187,637
TOTAL LAND VALUE - MARKET		1,288,000
TOTAL MARKET VALUE		3,016,735
SOH/AGL Deduction		910,018
ASSESSED VALUE		2,106,717
TOTAL EXEMPTION VALUE	02	2,106,717
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,016,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,032,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005866	OTHER-POLE LIGHTS	23,000	07/24/2020
20002305	OTHER-POLE LIGHTS	18,000	03/26/2020
19001687	XFOB - PAVILION	70,171	03/15/2019
B1530949	PARISH HALL BLDG	1,379,962	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1671/1626	4/08/2010	WD	Q	V	02	650,000
GRANTOR: SUNTRUST BANK						
GRANTEE: GALEONE VICTOR AS B						
1601/0859	1/20/2009	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SUNTRUST BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W23 S3 W31 N3 W22 N20 PTO=[YR=2016] W15 N19 E15 S19 $ N19 W15 N27 BAS=[YR=2016] N15 E4 PTO=[YR=2016] N6 E8 S6 W8 $ E11 S15 W15$ E15 N18 E24 N8 CAN=[YR=2016] N10 E28 S10 W28 $ E28 S8 E24 S3 E15 S42 PTO=[YR=2016] S19 W15 N19 E15 $ W15 S39 $.

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	0803	ASPHALT C	0	0	0	0	36,428.00	SF	2.00	2.00	100	2016	2016	3	76	55,371	
2	0812	CONCRETE C	0	0	0	0	8,298.00	SF	4.00	4.00	100	2016	2016	3	95	31,532	
3	0400	CONC CURB	0	0	0	0	289.00	LF	15.00	15.00	100	2016	2016	3	97	4,205	
4	0424	CL FNC 6'	0	0	0	0	106.00	LF	20.00	20.00	100	2016	2016	3	89	1,887	
5	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2016	2016	3	89	18,014	
6	0402	CONC BUMPE	0	0	0	0	61.00	UT	25.00	25.00	100	2016	2016	3	97	1,479	
7	1123	CB 8"	0	0	0	0	91.00	SF	6.15	6.15	100	2016	2016	3	95	532	
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2016	2016	3	70	280	
9	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	2016	2016	3	100	900	
10	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2017	2017	3	74	4,262	

TOTAL OB/XF 118,462

LAND DESCRIPTION

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	007100	C	CHURCH	0		RG-2	0.00	0.00	12.88	AC		1.00	1.00	1.00	100,000.00	100,000.00	1,288,000							

REVIEW DATE 08/20/2020 BY KK Total Acres: 12.88 Total Land Value: 1,288,000 Market: 0 Agricultural: 0 Common: 1,288,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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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
11	0811	CONCRETE B	0	0	60	12	720.00	SF	5.20	5.20	100	2019	2019	3	97	3,632	
12	0350	CARPORT WD	0	0	60	24	1,440.00	SF	49.40	49.40	100	2019	2019	3	82	58,332	
13	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2020	2020	3	95	7,211	

LAND DESCRIPTION

TOTAL OB/XF 69,175

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

REVIEW DATE 08/20/2020 **BY** KK Total Acres: 12.88 Total Land Value: 1,288,000 Market: 0 Agricultural: 0 Common: 1,288,000 **PRINTED** 07/30/2025 **BY** SYS