PT JOHN LOWE MILL GRANTS
SEC 37-2N-27E & 51-3N-27E
PT OR 2688/556 BEING PARCEL 1

COFFEE WATSON
505 MAIN ST
BLACKSHEAR, GA 31516

2025

37-2N-27-0000-0001-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

GENE LASSERRE BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2025 DC
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	1,237,104
TOTAL MARKET VALUE	1,237,104
SOH/AGL Deduction	131,442
ASSESSED VALUE	1,105,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,105,662
TOTAL JUST VALUE	1,237,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,005,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006138	NW COM 503	3,410,171	06/09/2025
B250006162	NW COM 503	15,428,519	06/09/2025
B250006140	NW COM 503	833,144	06/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2688/559	9/25/2023	QC	U	V	11	826,583
GRANTOR: BADER PHILIP						
GRANTEE: COFFEE WATSON						
2671/1796	9/25/2023	QC	U	V	11	100
GRANTOR: BADER PHILIP						
GRANTEE: COFFEE WATSON						

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	004000	C	VAC INDUSTIR	0		IW	0.00	0.00	309,276.00	SF		1.00	1.00	1.00	4.00	4.00	1,237,104							

REVIEW DATE 04/25/2025 BY DC Total Acres: 7.10 Total Land Value: 1,237,104 Market: 0 Agricultural: 0 Common: 1,237,104 PRINTED 07/30/2025 BY SYS