

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1171/494
BEING ONLY PT LYING SWLY OF

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

42-2N-27-0000-0001-0280



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 50
Ceiling	04	NONE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100

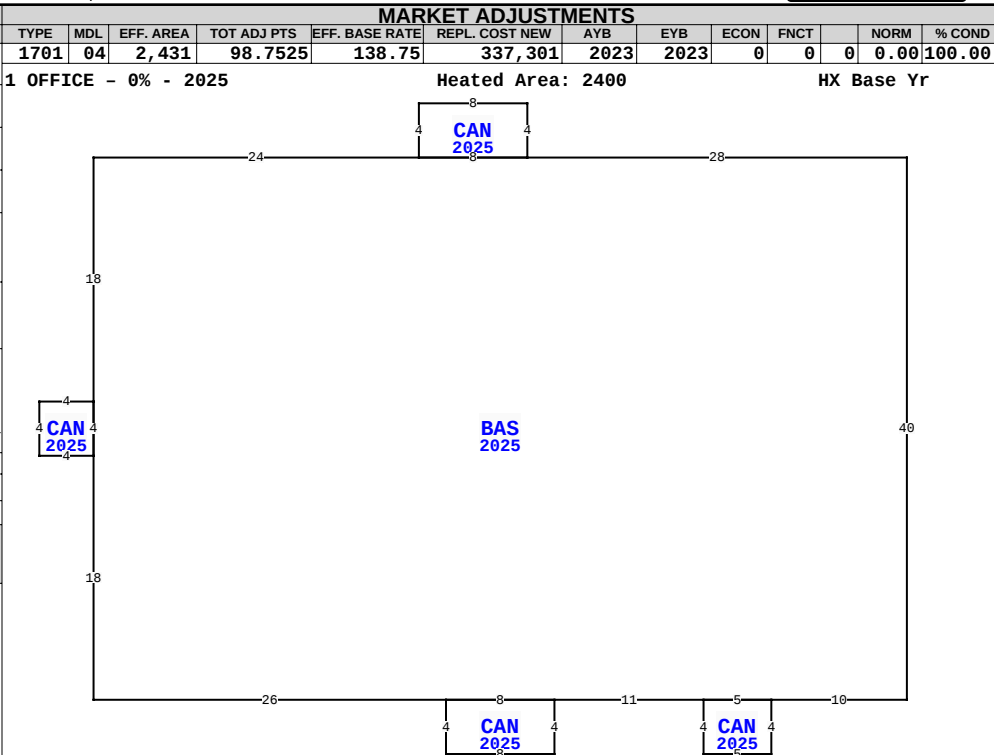
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2025	2,400	333,000
CAN	16	30	2025	5	694
CAN	20	30	2025	6	833
CAN	32	30	2025	10	1,388
CAN	32	30	2025	10	1,388

TOTALS	2,500			2,431	337,301
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0803	ASPHALT C	0	0	0	0	17,750.00	SF	2.00	2.00	100
2	0812	CONCRETE C	0	0	515	6	3,090.00	SF	4.00	4.00	100
3	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100
4	0810	CONCRETE A	0	0	24	20	480.00	SF	6.50	6.50	100
5	0424	CL FNC 6'	0	0	0	0	75.00	LF	20.00	20.00	100
6	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100
7	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100
8	0940	SHEDS/PORT	0	0	30	12	360.00	SF	30.00	30.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	008600	C	COUNTY	0		GPU	0.00	0.00	8.63	AC	1.00



85831 MINER RD, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
70,603											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		337,301	
TOTAL MARKET OB/XF VALUE		70,603	
TOTAL LAND VALUE - MARKET		733,550	
TOTAL MARKET VALUE		1,141,454	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,141,454	
TOTAL EXEMPTION VALUE		03	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,141,454	
NCON VALUE		407,904	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		690,400	

UF/IFAS & NASSAU COUNTY EXTENSION OFFICE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B220003284	CO'D		01/25/2023
22003284	NEW CONSTR	512,112	03/01/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1171/0494	9/05/2003	SW	Q	V	03	100	

GRANTOR: YPC INC					
GRANTEE: BOARD OF COUNTY COM					

BUILDING NOTES					

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=30,10] E24 E8 E28 S40 W10 W5 W11 W8 W26 N18											
N4 N18 \$											
CAN=[YR=2025;ORIG=75,50] E5 S4 W5 N4 \$											
CAN=[YR=2025;ORIG=56,50] E8 S4 W8 N4 \$											
CAN=[YR=2025;ORIG=30,28] W4 S4 E4 N4 \$											
CAN=[YR=2025;ORIG=54,10] E8 N4 W8 S4 \$											