PT JOHN LOW GRANT
SEC 42-2N-27E IN OR 1930/1403

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

2025

42-2N-27-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		181,050
TOTAL MARKET VALUE		181,050
SOH/AGL Deduction		86,714
ASSESSED VALUE		94,336
TOTAL EXEMPTION VALUE	03	94,336
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		181,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/626	2/13/2024	QC	U	V	11	100
GRANTOR: COR LEONIS LLC						
GRANTEE: BOARD OF COUNTY COM						
1930/1403	7/31/2014	WD	U	V	18	100
GRANTOR: COR LEONIS LLC						
GRANTEE: BOARD OF COUNTY COM						

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	008600	C	COUNTY	0		OR	0.00	0.00	2.13	AC		1.00	1.00	1.00	85,000.00	85,000.00	181,050							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 2.13 Total Land Value: 181,050 Market: 0 Agricultural: 0 Common: 181,050 PRINTED 07/30/2025 BY SYS