PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2159/185

FKCL INVESTMENTS INC
PO BOX 879
YULEE, FL 32041

2025

42-2N-27-0000-0002-0400

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4001	V IN W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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	03/18/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,152
TOTAL LAND VALUE - MARKET	39,204
TOTAL MARKET VALUE	44,356
SOH/AGL Deduction	11,019
ASSESSED VALUE	33,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,337
TOTAL JUST VALUE	44,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/0185	11/22/2017	WD	Q	V	01	25,000
GRANTOR: JONES AUGUSTUS W TRUS						
GRANTEE: FKCL INVESTMENTS IN						
1770/0376	12/14/2011	QC	U	I	11	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: JONES AUGUSTUS W TR						

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
1	0424	CL FNC 6'	0	0	0	0	280.00	LF	20.00	20.00	100	2018	2018	3	92	5,152	

LAND DESCRIPTION

TOTAL OB/XF 5,152

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	004001	C	V IND/XFOB	0	0004	IW	0.00	0.00	26,136.00	SF		1.00	1.00	0.50	3.00	1.50	39,204							

REVIEW DATE 05/24/2019 BY KW Total Acres: 0.00 Total Land Value: 39,204 Market: 0 Agricultural: 0 Common: 39,204 PRINTED 07/30/2025 BY SYS