PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1741/75 &
OR 1741/79

D A D PARTNERSHIP LLP
8604 SAN SERVERA DR W
JACKSONVILLE, FL 32217

2025

42-2N-27-0000-0002-0460

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	612,888
TOTAL MARKET VALUE	612,888
SOH/AGL Deduction	300,769
ASSESSED VALUE	312,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,119
TOTAL JUST VALUE	612,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1741/0079	5/11/2011	WD	U	V	11	100
GRANTOR: CREWS JAMES WALTER II						
GRANTEE: D A D PARTNERSHIP L						
1393/0379	3/02/2006	WD	Q	V		1,000,000
GRANTOR: CREWS JAMES WALTER II						
GRANTEE: D A D PARTNERSHIP L						

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	408,592.00	SF		1.00	1.00	0.50	3.00	1.50	612,888							

REVIEW DATE 03/18/2025 **BY** MLU Total Acres: 9.38 Total Land Value: 612,888 Market: 0 Agricultural: 0 Common: 612,888 **PRINTED** 07/30/2025 **BY** SYS