PT JOHN LOWE MILL GRANT
IN OR 2312/339
ESMT IN OR 2561-184

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

2025

42-2N-27-0000-0003-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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

77500 WILLIAM BURGESS BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		0
TOTAL LAND VALUE - MARKET		610,322
TOTAL MARKET VALUE		610,322
SOH/AGL Deduction		276,507
ASSESSED VALUE		333,815
TOTAL EXEMPTION VALUE	03	333,815
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		610,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003888	NEW SPLASH PAD WI	428,535	04/14/2025
22011436	NEW CONSTR	32,974	01/25/2023
22009319	XFOB- PLAYGROUND	250,000	06/17/2022
22004441	20X20 GAZEBO	11,976	03/22/2022
21016699	20X20 GAZEBO	23,952	12/02/2021
21009506	RESTROOM BLDG	190,944	07/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2312/0339	10/11/2019	SW	U	V	11	100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: BOARD OF COUNTY COM						
2303/1656	9/09/2019	SW	U	V	11	100
GRANTOR: PATRIOT RIDGE LLP						
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		PUD	0.00	0.00	11.78	AC		1.00	1.00	1.00	50,000.00	50,000.00	589,000							
2	009630	C	SWAMP	0		PUD	0.00	0.00	42.00	AC		1.00	1.00	1.00	500.00	500.00	21,000							
3	009602	C	RETENTION PO	0		PUD	0.00	0.00	3.22	AC		1.00	1.00	1.00	100.00	100.00	322							

REVIEW DATE 06/11/2025 BY KWX Total Acres: 57.00 Total Land Value: 610,322 Market: 0 Agricultural: 0 Common: 610,322 PRINTED 07/30/2025 BY SYS