PT JOHN LOWE MILL GRANT
IN OR 2695/1726

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

2025

42-2N-27-0000-0003-0120

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

HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2024 DC
INC DATE		AG DATE	03/11/2024 DC

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		4,650
TOTAL MARKET VALUE		4,650
SOH/AGL Deduction		0
ASSESSED VALUE		4,650
TOTAL EXEMPTION VALUE	03	4,650
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1726	2/13/2024	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					0.03	AC		1.00	1.00	1.00	155,000.00	155,000.00	4,650							

REVIEW DATE 03/11/2024 BY KWA Total Acres: 0.03 Total Land Value: 4,650 Market: 0 Agricultural: 0 Common: 4,650 PRINTED 07/30/2025 BY SYS