PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN DBK 165/43
BEING ONLY PT LYING N OF LANDS

HENRY BESSIE LEE ESTATE
C/O MEMORY H FAVORS, 86105 KUTANA DRIVE
YULEE, FL 32097

2025

42-2N-27-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

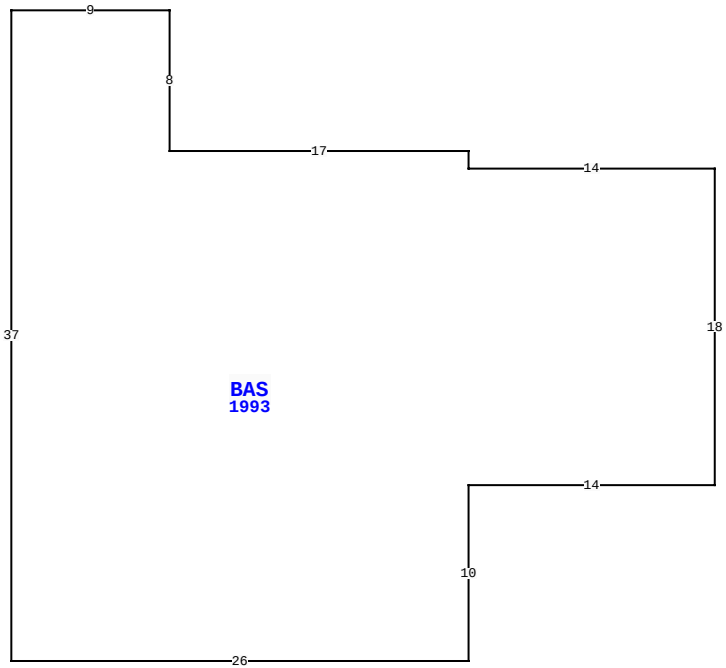
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	1993	1,078	52,613
TOTALS	1,078			1,078	52,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,078	96.1685	96.17	103,671	1956	1956	0	0	25	24.25	50.75

1 SINGLE FAM – 0% - 0 Heated Area: 1078 HX Base Yr



463332 EAST SR 200, YULEE

BLD DATE		LGL DATE	05/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,613
TOTAL MARKET OB/XF VALUE	1,431
TOTAL LAND VALUE - MARKET	62,050
TOTAL MARKET VALUE	116,094
SOH/AGL Deduction	8,485
ASSESSED VALUE	107,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,609
TOTAL JUST VALUE	116,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,070

BLDG ADJSTD FOR CONDITION (OBSERVED IN 12/2022 CYC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971829	MH MOVE-ON	0	07/01/1997
95-01624	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0165/0043	5/26/1949	WD	Q	V		100

GRANTOR: RAYONIER INCORPORATED

GRANTEE: HENRY SIB & BESSIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N1 W17 N8 W9 S37 E26 N10 E14 N18$.

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	0940	SHEDS/PORT	0	0	12	18	216.00	SF	30.00	30.00	100	1990	1990	3	20	1,296	
2	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	1980	1980	3	30	135	

LAND DESCRIPTION

TOTAL OB/XF 1,431

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	000100	C	RES	0	0004	OR	0.00	0.00	0.73	AC		1.00	1.00	1.00	85,000.00	85,000.00	62,050							

REVIEW DATE 04/02/2024 BY KWA Total Acres: 0.73 Total Land Value: 62,050 Market: 0 Agricultural: 0 Common: 62,050 PRINTED 07/30/2025 BY SYS