PT OF JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2552/1901
BEING PARCELS A,B & C

KELLY TOURS PROPERTY LLC
2788 HWY 80 W
GARDEN CITY, GA 31408

2025

42-2N-27-0000-0103-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

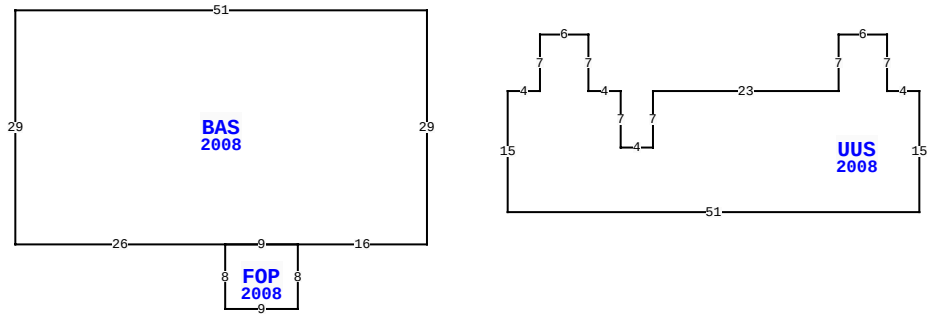
DOR CODE 2700 VEH SALE/REPAIR
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	2008	1,479	54,450
FOP	72	30	2008	22	810
UUS	821	50	2008	410	15,094
TOTALS	2,372			1,911	70,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1709	04	1,911	90.3420	73.63	140,707	2008	2008	0	0	10	40.00	50.00

2 MH OFFICE – 0% - 2023 Heated Area: 1479 HX Base Yr



850737 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	70,354
TOTAL MARKET OB/XF VALUE	57,638
TOTAL LAND VALUE - MARKET	406,000
TOTAL MARKET VALUE	533,992
SOH/AGL Deduction	52,288
ASSESSED VALUE	481,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	481,704
TOTAL JUST VALUE	533,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,913

KELLY TOURS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21409	NEW CONSTR	0	11/01/2008
B22023	XFOB	8,000	10/01/2008
M14042	MECH OTHER	0	08/01/2008
P13407	OTHER	0	08/01/2008
B21466	DEMOLITION	3,800	05/01/2008
BL47608	CARPORT	13,960	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1901	3/25/2022	WD	Q	I	01	525,000
GRANTOR: QUALITY MOBILE HOMES						
GRANTEE: KELLY TOURS PROPERT						
1761/0893	9/28/2011	WD	U	I	30	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: JONES AUGUSTUS W TR						

BUILDING NOTES

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	0812	CONCRETE C	0	0	0	0	7,925.00	SF	4.00	4.00	100	1987	1987	3	49.5	15,692	
2	0811	CONCRETE B	0	0	12	34	408.00	SF	5.20	5.20	100	1997	1997	3	72	1,528	
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	2,429	
4	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	48	240	
5	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2000	2000	3	83	125	
6	0810	CONCRETE A	0	0	30	27	810.00	SF	6.50	6.50	100	2000	2000	3	77	4,054	
7	0803	ASPHALT C	0	0	0	0	14,751.00	SF	2.00	2.00	100	2003	2003	3	50	14,751	
8	0443	STK FNC 6'	0	0	0	0	894.00	LF	10.00	10.00	100	2008	2008	3	31	2,771	
9	0422	CL FNC 4'	0	0	0	0	400.00	LF	15.00	15.00	100	2003	2003	3	58	3,480	
10	0474	VF 4 RAIL	0	0	320	0	1,280.00	LF	9.25	9.25	100	2008	2008	3	72	8,525	

TOTAL OB/XF 53,595

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W51 S29 E26 E9 E16 N29 $
UUS=[YR=2008;ORIG=10,10] E4 N7 E6 S7 E4 S7 E4 N7 E23 N7 E6 S7 E4 S15 W51 N15 $
FOP=[YR=2008;ORIG=-16,29] W9 S8 E9 N8 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

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	002700	C	AUTO SALES	0	0004	CI	125.00	270.00	101,500.00	SF		1.00	1.00	1.00	4.00	4.00	406,000							

REVIEW DATE 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 406,000 Market: 0 Agricultural: 0 Common: 406,000 PRINTED 07/30/2025 BY SYS

PT OF JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2552/1901
BEING PARCELS A,B & C

KELLY TOURS PROPERTY LLC
2788 HWY 80 W
GARDEN CITY, GA 31408

2025

42-2N-27-0000-0103-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2700	VEH SALE/REPAIR	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	70,354
TOTAL MARKET OB/XF VALUE	57,638
TOTAL LAND VALUE - MARKET	406,000
TOTAL MARKET VALUE	533,992
SOH/AGL Deduction	52,288
ASSESSED VALUE	481,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	481,704
TOTAL JUST VALUE	533,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006853	TEMP POLE	0	04/01/2000
4179	XFOB	23,000	06/17/1987

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1901	3/25/2022	WD	Q	I	01	525,000
GRANTOR: QUALITY MOBILE HOMES						
GRANTEE: KELLY TOURS PROPERT						
1761/0893	9/28/2011	WD	U	I	30	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: JONES AUGUSTUS W TR						

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
11	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2008	2008	3	72	3,643	
12	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2008	2008	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 4,043

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

REVIEW DATE 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 406,000 Market: 0 Agricultural: 0 Common: 406,000 PRINTED 07/30/2025 BY SYS