PT JOHN W LOWE MILL GRANT
SEC 44-3N-28E IN OR 2764/16
ESMT IN OR 1269/1060

VPAMH BLACKROCK COVE LB LLC
350 N 5TH ST STE 800
MINNEAPOLIS, MN 55401

2025

44-3N-28-0000-0001-0510

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.0100		

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

CHESTER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	86,550
TOTAL MARKET VALUE	86,550
SOH/AGL Deduction	0
ASSESSED VALUE	86,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,550
TOTAL JUST VALUE	86,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/16	1/07/2025	SW	U	V	11	100
GRANTOR: BLACKROCK COVE NASSAU						
GRANTEE: VPAMH BLACKROCK COV						
2536/1846	11/04/2021	WD	U	V	11	100
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: BLACKROCK COVE NASS						

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	001000	C	COMMERCIAL	0		PUD	0.00	0.00	64,900.00	SF		1.00	1.00	1.00	1.25	1.25	81,125							
2	009630	C	SWAMP	0		PUD	0.00	0.00	10.85	AC		1.00	1.00	1.00	500.00	500.00	5,425							

REVIEW DATE 05/20/2021 BY KWX Total Acres: 10.85 Total Land Value: 86,550 Market: 0 Agricultural: 0 Common: 86,550 PRINTED 07/30/2025 BY SYS