PT JOHN LOWE MILL GRANT
SEC 51-3N-27E PT OR 2237/1180
BEING PARCEL 4

T AMELIA GEN FL LLC/T AMELIA MKT B FL LLC
16600 DALLAS PKWY STE 300
DALLAS, TX 75248

2025

51-3N-27-0000-0001-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

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	138
TOTAL MARKET VALUE	138
SOH/AGL Deduction	0
ASSESSED VALUE	138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138
TOTAL JUST VALUE	138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/0239	11/08/2018	SW	U	I	11	214,000
GRANTOR: KD NASSAU OUTPARCELS						
GRANTEE: T AMELIA GEN FL LLC						
2237/1189	11/08/2018	SW	U	I	37	100
GRANTOR: KD NASSAU OUTPARCELS						
GRANTEE: T AMELIA GEN FL LLC						

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	009610	C	SLOUGH	0		RG-2	0.00	0.00	5.50	AC		1.00	1.00	1.00	25.00	25.00	138							

REVIEW DATE 04/25/2025 BY DC Total Acres: 5.50 Total Land Value: 138 Market: 0 Agricultural: 0 Common: 138 PRINTED 07/30/2025 BY SYS