PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2559/524

EDWARDS MICHAEL D & WENDY D
86276 PAGES DAIRY RD
YULEE, FL 32097

2025

51-3N-27-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

CORNER PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
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	87,550
TOTAL MARKET VALUE	87,550
SOH/AGL Deduction	0
ASSESSED VALUE	87,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,550
TOTAL JUST VALUE	87,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/0524	4/28/2022	SW	Q	V	01	135,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: DEWARDS MICHAEL D &						
2529/1437	1/07/2022	TD	Q	I	05	7,000,000
GRANTOR: PAGE DAVID PEYTON REV						
GRANTEE: PATRIOT RIDGE LLP						

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	000100	C	RES	0		RSF-2	0.00	0.00	1.03	AC		1.00	1.00	1.00	85,000.00	85,000.00	87,550							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 1.03 Total Land Value: 87,550 Market: 0 Agricultural: 0 Common: 87,550 PRINTED 07/30/2025 BY SYS