PT JOHN LOWE GRANT PAR 13-8
LYING SOUTH OF SAL R/W &
EAST OF COUNTY RD & NORTH OF

CSX TRANSPORTATION INC
ATTN: TAX DEPARTMENT, 500 WATER STREET (C910)
JACKSONVILLE, FL 32202

2025

51-3N-27-0000-0013-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 DC
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	145,836
TOTAL MARKET VALUE	145,836
SOH/AGL Deduction	42,312
ASSESSED VALUE	103,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,524
TOTAL JUST VALUE	145,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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		CG	0.00	0.00	24,306.00	SF		1.00	1.00	0.80	7.50	6.00	145,836							

REVIEW DATE 03/18/2025 **BY** DC Total Acres: 0.56 Total Land Value: 145,836 Market: 0 Agricultural: 0 Common: 145,836 **PRINTED** 07/30/2025 **BY** SYS