PT JOHN LOW GRANT PAR 26
IN OR 2714/665 (EX ESMT
OR 1457/912 & DOT ESMT IN

AT HAND GROUP INC
228 N SPRINGS WAY
AEWORTH, GA 30121

2025

51-3N-27-0000-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

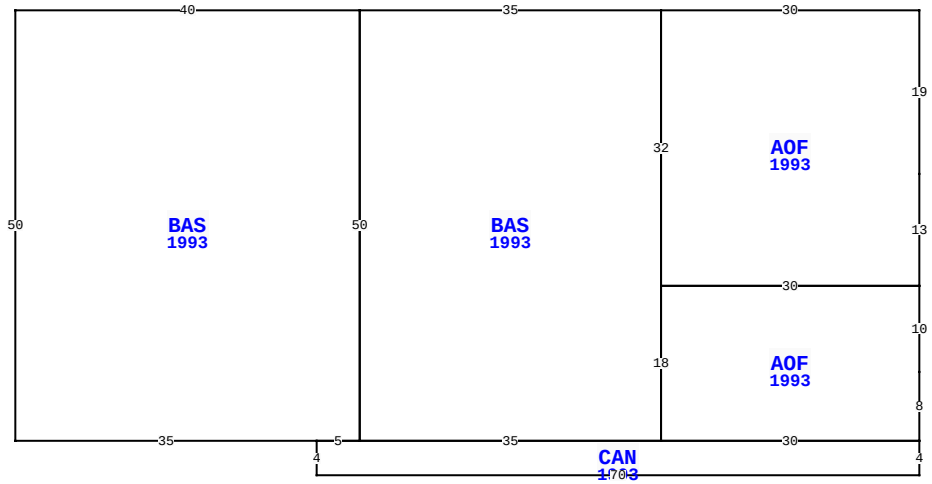
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	540	100	1993	540	32,264
AOF	960	100	1993	960	57,359
BAS	1,750	100	1993	1,750	104,561
BAS	2,000	100	1993	2,000	119,498
CAN	280	30	1993	84	5,019
TOTALS	5,530			5,334	318,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	5,334	80.9880	84.63	451,416	1987	2000	0	0	0	29.40	70.60

1 NBHD SHOP - 0% - 2025 Heated Area: 5250 HX Base Yr



BLD DATE	07/18/2024 REA
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/18/2025 DC
AG DATE	

850891 US HWY 17, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	389,586
TOTAL MARKET OB/XF VALUE	21,721
TOTAL LAND VALUE - MARKET	627,522
TOTAL MARKET VALUE	1,038,829
SOH/AGL Deduction	0
ASSESSED VALUE	1,038,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,038,829
TOTAL JUST VALUE	1,038,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,003,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011852	REMODEL-COFFEE SH	10,000	09/07/2021
21006781	CARPORT	1,883	05/25/2021
20008577	DEMOLITION	20,000	10/08/2020
R1313528	REPAIR/RRF	7,300	06/01/2013
B15958	OTHER	3,884	09/01/2005
E0310763	CHNGE SRVC	100	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/665	5/24/2024	WD	Q	I	01	1,250,000
GRANTOR: MEAD JOHN H						
GRANTEE: AT HAND GROUP INC						
0944/1212	8/14/2000	WD	Q	I		245,000
GRANTOR: FLORIDA WATERFRONT RE						
GRANTEE: MEAD JOHN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-65,0] W40 S50 E35 E5 N50 $
BAS=[YR=1993;ORIG=-30,0] W35 S50 E35 N18 N32 $
AOF=[YR=1993;ORIG=0,0] W30 S32 E30 N13 N19 $
AOF=[YR=1993;ORIG=-30,50] E30 N8 N10 W30 S18 $
CAN=[YR=1993;ORIG=-70,50] S4 E70 N4 W30 W35 W5 $
.

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	0803	ASPHALT C	0	0	0	0	13,000.00	SF	2.00	2.00	100	1980	1980	3	50	13,000	
2	0400	CONC CURB	0	0	0	0	172.00	LF	15.00	15.00	100	1980	1980	3	44	1,135	
3	0811	CONCRETE B	0	0	26	18	468.00	SF	5.20	5.20	100	1980	1980	3	30	730	
4	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1987	1987	3	20	80	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1990	1990	3	27	1,366	
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2006	2006	3	89	89	
7	0810	CONCRETE A	0	0	35	4	140.00	SF	6.50	6.50	100	1987	1987	3	49.5	450	
8	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	1987	1987	3	49.5	386	
9	0810	CONCRETE A	0	0	30	10	300.00	SF	6.50	6.50	100	1987	1987	3	49.5	965	
10	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00	225.00	100	1987	1987	3	24	108	

TOTAL OB/XF 18,309

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	001610	C	SH CTR NHD	0		CI	0.00	0.00	44,823.00	SF		1.00	1.00	1.00	14.00	14.00	627,522							

REVIEW DATE 06/10/2024 BY KW Total Acres: 1.03 Total Land Value: 627,522 Market: 0 Agricultural: 0 Common: 627,522 PRINTED 07/30/2025 BY SYS

PT JOHN LOW GRANT PAR 26
IN OR 2714/665 (EX ESMT
OR 1457/912 & DOT ESMT IN

AT HAND GROUP INC
228 N SPRINGS WAY
AEWORTH, GA 30121

2025

51-3N-27-0000-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

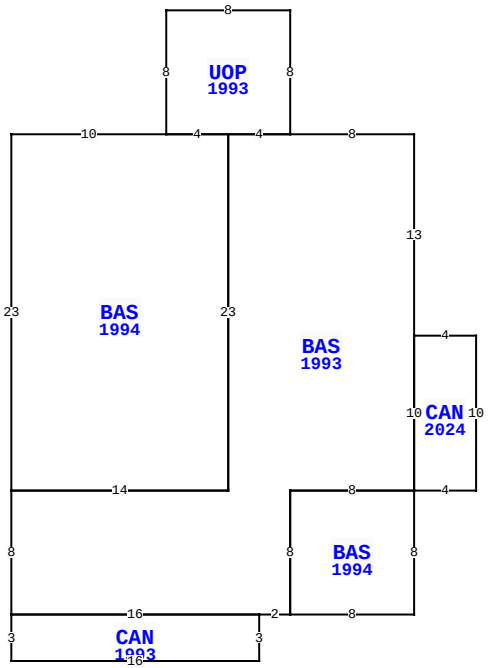
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
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	420	100	1993	420	35,234
BAS	64	100	1994	64	5,369
BAS	322	100	1994	322	27,012
CAN	48	30	1993	14	1,174
CAN	40	30	2024	12	1,007
UOP	64	20	1993	13	1,091
TOTALS	958			845	70,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	845	105.6300	110.38	93,271	1960	2000	0	0	0	24.00	76.00

3 NBHD SHOP - 0% - 2025 Heated Area: 806 HX Base Yr



850891 US HWY 17, YULEE

BLD DATE	07/18/2024 REA	LGL DATE	
XF DATE		LAND DATE	03/18/2025 DC
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VALUATION BY	STANDARD
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ASSESSED VALUE	1,038,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,038,829
TOTAL JUST VALUE	1,038,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,003,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R02694	REPAIR/RRF	1,550	08/01/2000
Z001381	OTHER	0	02/01/2000
B9905838	ADDITION	2,000	03/01/1999
Z981131	OTHER	0	12/01/1998
94-0502	GAS PUMPS	3,850	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/665	5/24/2024	WD	Q	I	01	1,250,000
GRANTOR: MEAD JOHN H						
GRANTEE: AT HAND GROUP INC						
0944/1212	8/14/2000	WD	Q	I		245,000
GRANTOR: FLORIDA WATERFRONT RE						
GRANTEE: MEAD JOHN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W8 W4 S23 W14 S8 E16 E2 N8 E8 N10 N13 $
BAS=[YR=1994;ORIG=-16,0] W10 S23 E14 N23 W4 $
UOP=[YR=1993;ORIG=-8,0] N8 W8 S8 E4 E4 $
CAN=[YR=1993;ORIG=-26,31] S3 E16 N3 W16 $
BAS=[YR=1994;ORIG=-8,31] E8 N8 W8 S8 $
CAN=[YR=2024;ORIG=0,23] E4 N10 W4 S10 $
.

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	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1987	1987	3	60	60	
12	0810	CONCRETE A	0	0	0	0	277.00	SF	6.50	6.50	100	1987	1987	3	49.5	891	
13	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1987	1987	3	24	1,214	
14	0801	ASPHALT A	0	0	0	0	495.00	SF	3.00	3.00	100	2020	2020	3	84	1,247	

LAND DESCRIPTION

TOTAL OB/XF 3,412

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 06/10/2024 BY KW Total Acres: 1.03 Total Land Value: 627,522 Market: 0 Agricultural: 0 Common: 627,522 PRINTED 07/30/2025 BY SYS