PT JOHN LOW GRANT
PT OR 1763/716
BEING PARCEL 1 & 2

FRIER LAND HOLDINGS INC/
12788 US 90 WEST
LIVE OAK, FL 32060

2025

51-3N-27-0000-0030-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

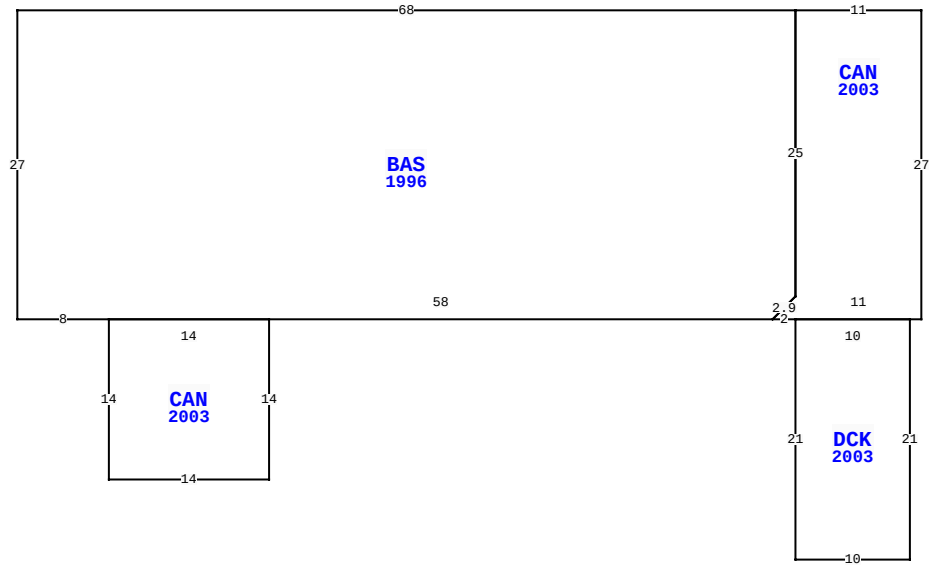
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1996	1,834	39,576
CAN	196	30	2003	59	1,273
CAN	299	30	2003	90	1,942
DCK	210	10	2003	21	453
TOTALS	2,539			2,004	43,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	2,004	88.2630	71.93	144,148	1996	1996	0	0	0	70.00	30.00

1 MH OFFICE – 0% - 0 Heated Area: 1834 HX Base Yr



463231 SR 200, YULEE

BLD DATE	01/29/2019	KK	LGL DATE	
XF DATE	01/29/2019	KK	LAND DATE	06/17/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	43,244
TOTAL MARKET OB/XF VALUE	19,721
TOTAL LAND VALUE - MARKET	884,725
TOTAL MARKET VALUE	947,690
SOH/AGL Deduction	129,992
ASSESSED VALUE	817,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	817,698
TOTAL JUST VALUE	947,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	743,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0311991	NEW CONSTR	300	10/01/2003
R035280	REPAIR/RRF	1,800	07/01/2003
093	NEW CONSTR	670	05/01/1993
0245	NEW CONSTR	20,160	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1763/0716	11/03/2011	WD	U	I	30	642,000
GRANTOR: FRIER MANUFACTURED HO						
GRANTEE: FRIER LAND HOLDINGS						
0765/0791	7/17/1996	WD	Q	I		125,000
GRANTOR: FOREMOST LAND DEVELOP						
GRANTEE: FRIER MANUFACTURED						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2003] W11 BAS=[YR=1996] W68 S27 E8 CAN=[YR=2003]
S14 E14 N14 W14 $ E58 U2 R2 N25$ S25 D2 L2 E2
DCK=[YR=2003] S21 E10 N21 W10 $ E11 N27 $.

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	0812	CONCRETE C	0	0	0	0	4,146.00	SF	4.00	4.00	100	1994	1994	3	66	10,945	
2	0424	CL FNC 6'	0	0	0	0	244.00	LF	20.00	20.00	100	2003	2003	3	58	2,830	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2003	2003	3	86	108	
4	0351	CARPORT MT	0	0	30	20	600.00	SF	5.90	5.90	100	2016	2016	3	70	2,478	
5	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2016	2016	3	70	3,360	

LAND DESCRIPTION

TOTAL OB/XF 19,721

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	002700	C	AUTO SALES	0	0004	OR	0.00	0.00	84,940.00	SF		1.00	1.00	1.00	10.00	10.00	849,400							
2	000100	C	RES	0		OR	0.00	0.00	0.55	AC		1.00	1.00	1.00	55,000.00	55,000.00	30,250							
3	009630	C	SWAMP	0		OR	0.00	0.00	10.15	AC		1.00	1.00	1.00	500.00	500.00	5,075							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 10.70 Total Land Value: 884,725 Market: 0 Agricultural: 0 Common: 884,725 PRINTED 07/30/2025 BY SYS