PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN DBK 132/408
{YULEE HUGHES CEMETERY}

CEMETERY YULEE HUGHES/
C/O ELMER MURRAY, 86001 HUGHES CEMETERY
YULEE, FL 32097

2025

51-3N-27-0000-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
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

86001 HUGHES CEMETERY, 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		7,211
TOTAL LAND VALUE - MARKET		276,250
TOTAL MARKET VALUE		283,461
SOH/AGL Deduction		123,496
ASSESSED VALUE		159,965
TOTAL EXEMPTION VALUE	15	159,965
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		283,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0276/0358	4/04/1975	MS	U	V	13	100

GRANTOR: YULEE HUGHES CEMETERY
GRANTEE: SHUMAN LONNIE

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
1	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1960	1960	3	20	480	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2005	2005	3	22	950	
3	0422	CL FNC 4'	0	0	0	0	1,927.00	LF	15.00	15.00	100	1970	1970	3	20	5,781	

LAND DESCRIPTION

TOTAL OB/XF 7,211

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	007610	C	CEMETERY	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	0.65	85,000.00	55,250.00	276,250							

REVIEW DATE 08/23/2022 BY HSA Total Acres: 5.00 Total Land Value: 276,250 Market: 0 Agricultural: 0 Common: 276,250 PRINTED 07/30/2025 BY SYS