PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2313/1735

DAVIS DENNIS D L/E/GLISSON DAWN D L/E
86140 PAGES DAIRY ROAD
YULEE, FL 32097

2025

51-3N-27-0000-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

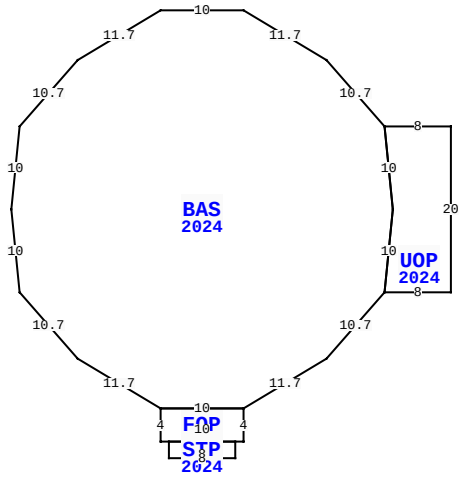
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

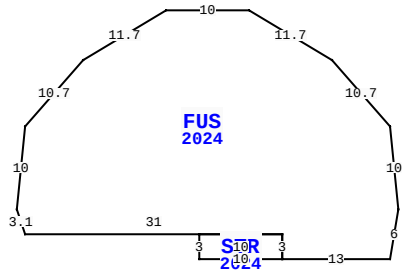
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	2024	1,732	170,509
FOP	40	30	2024	12	1,181
FUS	1,042	100	2024	1,042	102,581
STP	16	10	2024	2	197
STR	30	10	2024	3	296
UOP	150	20	2024	30	2,953
TOTALS	3,010			2,821	277,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,821	112.5120	112.51	317,391	1999	1999	0	0	0	12.50	87.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2774 HX Base Yr





86140 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	296,375
TOTAL MARKET OB/XF VALUE	8,075
TOTAL LAND VALUE - MARKET	99,450
TOTAL MARKET VALUE	403,900
SOH/AGL Deduction	0
ASSESSED VALUE	403,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	403,900
TOTAL JUST VALUE	403,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029234	GARAGE	39,600	01/01/2002
M982771	H/AC	0	06/01/1998
973797	NEW CONSTR	97,595	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/0389	2/26/2020	LE	U	I	11	100
GRANTOR: DAVIS DENNIS D & DAWN						
GRANTEE: THEM THAT TRUST						
2313/1735	10/21/2019	WD	U	I	11	100
GRANTOR: DAVIS DENNIS D & DAWN						
GRANTEE: DAVIS DENNIS & GLIS						

BUILDING NOTES

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	2,800.00	SF	1.80	1.80	100	2001	2001	3	50	2,520	
2	0803	ASPHALT C	0	0	0	0	1,500.00	SF	2.00	2.00	100	2002	2002	3	50	1,500	
3	0681	POLE SHED	0	0	16	20	320.00	SF	15.00	15.00	100	1950	1950	3	20	960	
4	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2005	2005	3	22	792	
5	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2005	2005	3	22	792	
6	0351	CARPORT MT	0	0	12	20	240.00	SF	10.00	10.00	100	2005	2005	3	22	528	
7	0810	CONCRETE A	0	0	15	12	180.00	SF	6.50	6.50	100	2005	2005	3	84	983	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,-30] U6R10 E10 D6R10 D8R7 D10R1 D10L1 D8L7 D6L10 W10 U6L10 U8L7 U10L1 U10R1 U8R7 $
FUS=[YR=2024;ORIG=103,-30] U6R10 E10 D6R10 D8R7 D10R1 D6L1 W13 N3 W31 U3L1 U10R1 U8R7 $
FOP=[YR=2024;ORIG=50,12] E10 S4 W10 N4 $
STR=[YR=2024;ORIG=117,-9] E10 S3 W10 N3 $
STP=[YR=2024;ORIG=51,16] E8 S2 W8 N2 $
UOP=[YR=2024;ORIG=77,-22] E8 S20 W8 U10R1 U10L1 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,075

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		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	85,000.00	85,000.00	99,450							

REVIEW DATE 03/30/2020 BY NWA Total Acres: 1.17 Total Land Value: 99,450 Market: 0 Agricultural: 0 Common: 99,450 PRINTED 07/30/2025 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2313/1735

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2025

51-3N-27-0000-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

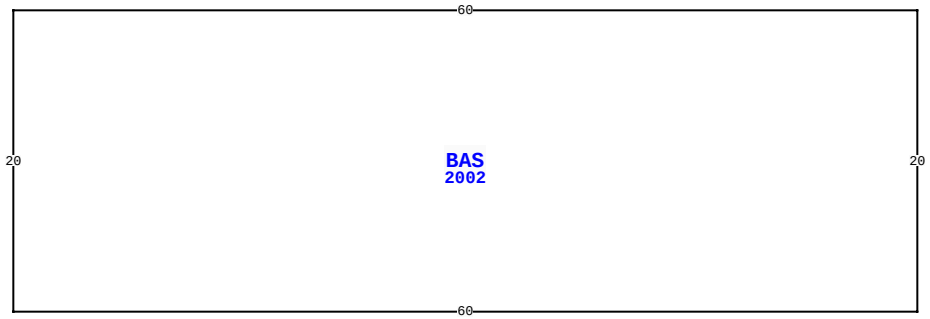
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2002	1,200	18,658
TOTALS	1,200			1,200	18,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	64.6600	23.92	28,704	2002	2002	0	0	0	35.00	65.00

2 GARAGE RES – 0% - 2023 Heated Area: 1200 HX Base Yr



86140 PAGES DAIRY RD, YULEE

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BASE TAXABLE VALUE	403,900
TOTAL JUST VALUE	403,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,709

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GRANTOR: DAVIS DENNIS D & DAWN						
GRANTEE: DAVIS DENNIS & GLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W60 S20 E60 N20 $.

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

REVIEW DATE 03/30/2020 BY NWA Total Acres: 1.17 Total Land Value: 99,450 Market: 0 Agricultural: 0 Common: 99,450 PRINTED 07/30/2025 BY SYS