PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2092/603

LUSHINSKY KEITH M
86232 PAGES DAIRY RD
YULEE, FL 32097

2025

51-3N-27-0000-0037-0020

BUILDING CHARACTERISTICS

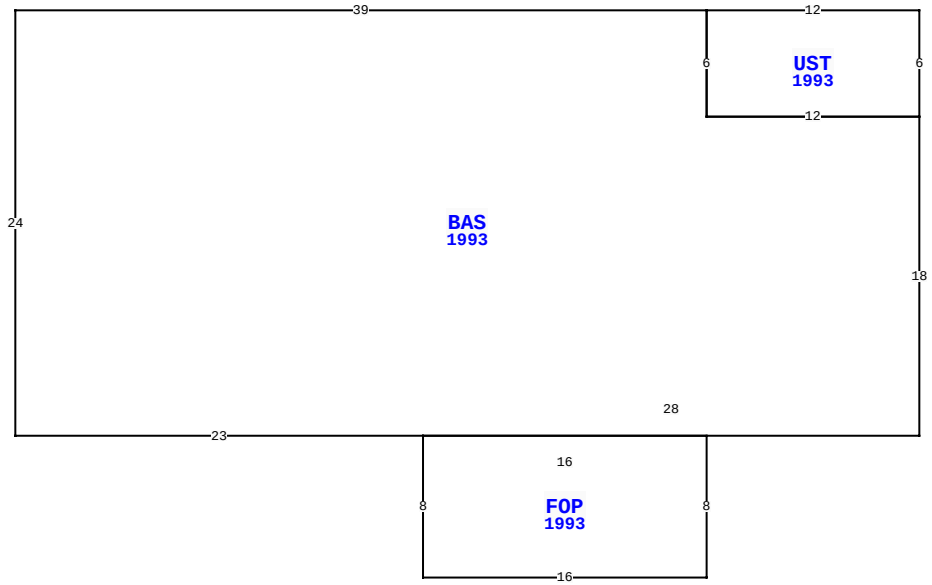
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,152	100	1993	1,152	109,439
FOP	128	30	1993	38	3,610
UST	72	45	1993	32	3,040
TOTALS	1,352			1,222	116,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,222	115.5000	115.50	141,141	1977	1982	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2018 Heated Area: 1152 HX Base Yr 2018



86232 PAGES DAIRY RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		116,088
TOTAL MARKET OB/XF VALUE		15,951
TOTAL LAND VALUE - MARKET		280,500
TOTAL MARKET VALUE		412,539
SOH/AGL Deduction		278,284
ASSESSED VALUE		134,255
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		78,533
TOTAL JUST VALUE		412,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013445	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2092/0603	12/20/2016	SW	U	I	18	107,200
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LUSHINSKY KEITH M &						
2028/0804	2/16/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W39 S24 E23 FOP=[YR=1993] S8 E16 N8 W16$E28 N18 W12 N6$ S6 E12 N6$.

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	0681	POLE SHED	0	100	18	17	306.00	SF	15.00	15.00	100	1998	1998	3	25	1,148	
2	0810	CONCRETE A	0	100	16	14	224.00	SF	4.55	4.55	100	1996	1996	3	70	713	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
6	0811	CONCRETE B	0	100	28	25	700.00	SF	3.64	3.64	100	2000	2000	3	77	1,962	

LAND DESCRIPTION

TOTAL OB/XF 15,951

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	100		OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	85,000.00	85,000.00	280,500							

REVIEW DATE 01/20/2023 BY NWA Total Acres: 3.30 Total Land Value: 280,500 Market: 0 Agricultural: 0 Common: 280,500 PRINTED 07/30/2025 BY SYS