PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2246/925
{1998 JACO TW/MH)

REEVES CAITLIN ANN
86190 PAGES DAIRY ROAD
YULEE, FL 32097

2025

51-3N-27-0000-0037-0060

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 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

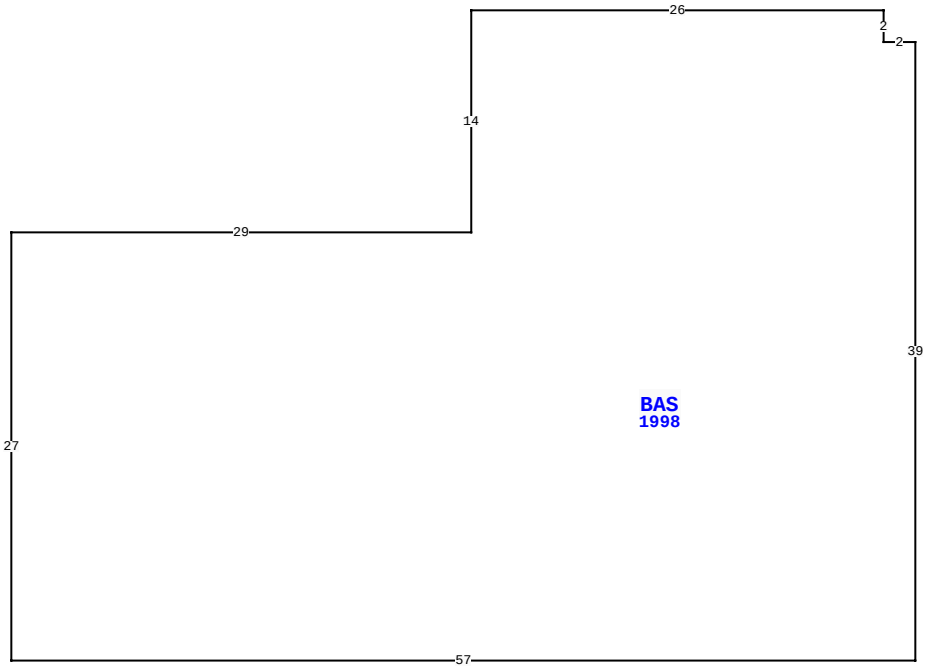
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1998	1,927	76,787
TOTALS	1,927			1,927	76,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,927	117.2000	99.62	191,968	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2024 Heated Area: 1927 HX Base Yr 2024



86190 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		76,787
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,275
TOTAL MARKET VALUE		197,062
SOH/AGL Deduction		7,375
ASSESSED VALUE		189,687
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,965
TOTAL JUST VALUE		197,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8162	REPAIR/RRF	700	06/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0925	11/19/2018	WD	U	I	37	70,500
GRANTOR: GRAVES CHARLOTTE						
GRANTEE: REEVES CAITLIN ANN						
1515/0281	7/26/2007	QC	Q	I	01	100
GRANTOR: GRAVES CHARLOTTE						
GRANTEE: GRAVES PHILIPP KYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W2 N2 W26 S14 W29 S27 E57 N39 $.

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
1	000100	C	RES	100		OR	0.00	0.00	2.83	AC		1.00	1.00	0.50	85,000.00	42,500.00	120,275							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.83 Total Land Value: 120,275 Market: 0 Agricultural: 0 Common: 120,275 PRINTED 07/30/2025 BY SYS