

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 1235/1410
{2002 SKYO DW/MH}

DAWSON DEBORAH FAYE
86182 PAGES DAIRY ROAD
YULEE, FL 32097

2025

51-3N-27-0000-0037-0080



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

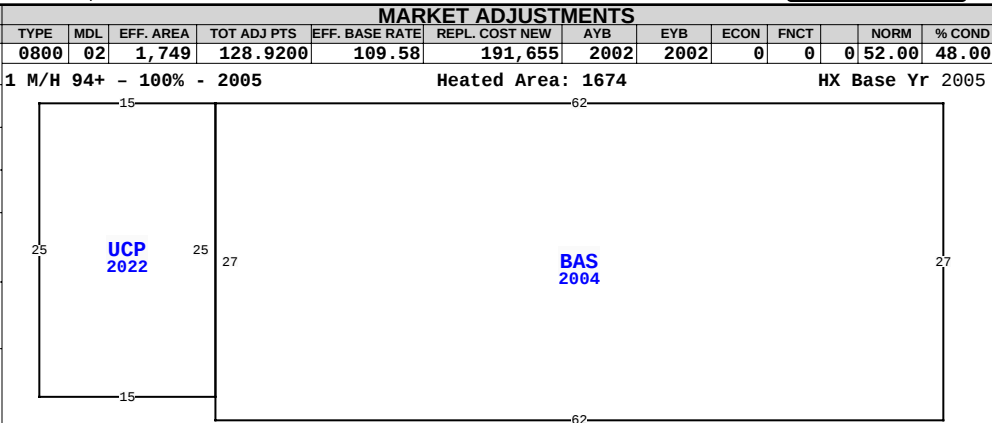
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2004	1,674	88,050
UCP	375	20	2022	75	3,945
TOTALS	2,049			1,749	91,994

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	43	14	602.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	0.83

REVIEW DATE 11/30/2022 BY NW



86182 PAGES DAIRY RD, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
AC		1.00	1.00	1.00	85,000.00	85,000.00	70,550							

TOTAL OB/XF									
3,130									

Total Acres: 0.83 Total Land Value: 70,550 Market: 0 Agricultural: 0 Common: 70,550

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		100,811	
TOTAL MARKET OB/XF VALUE		3,130	
TOTAL LAND VALUE - MARKET		70,550	
TOTAL MARKET VALUE		174,491	
SOH/AGL Deduction		91,429	
ASSESSED VALUE		83,062	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		32,340	
TOTAL JUST VALUE		174,491	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011422	ADDITION	12,088	07/26/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1235/1410	6/04/2004	QC	U	V	07	100	
GRANTOR: SMITH RICHARD W							
GRANTEE: DAWSON DEBORAH FAYE							
1233/0761	5/26/2004	QC	Q	V	06	100	
GRANTOR: SMITH RICHARD W							
GRANTEE: DAWSON DEBORAH FAYE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W62 UCP=[YR=2022] W15 S25 E15 N25\$ S27 E62 N27\$									

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