PT JOHN LOWE GRANT
SEC 51-3N-27E IN OR 1333/787
(EX ESMT IN OR 1430/1158)

TIRY LLC
86552 TIRY LN
YULEE, FL 32097

2025

51-3N-27-0000-0039-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
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

PAGES DAIRY RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	98,812
TOTAL MARKET VALUE	98,812
SOH/AGL Deduction	33,826
ASSESSED VALUE	64,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,986
TOTAL JUST VALUE	98,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1333/0787	7/14/2005	WD	Q	V	01	1,500

GRANTOR: EDWARDS OSCAR V & MAR

GRANTEE: RPM WOOD PRODUCTS I

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

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	004000	C	VAC INDUSTIR	0		IW	0.00	0.00	1.55	AC		1.00	1.00	0.75	85,000.00	63,750.00	98,812							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 1.55 Total Land Value: 98,812 Market: 0 Agricultural: 0 Common: 98,812 PRINTED 07/30/2025 BY SYS