PT JOHN LOW GRANT PAR 45-2
IN OR 2783/1134
(EX R/W & ESMT IN

NASSAU MANAGEMENT LLC
37387 HENRY SMITH ROAD
HILLIARD, FL 32046

2025

51-3N-27-0000-0045-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/17/2025 DC
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	298,841
TOTAL MARKET VALUE	298,841
SOH/AGL Deduction	88,393
ASSESSED VALUE	210,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,448
TOTAL JUST VALUE	298,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1134	4/25/2025	WD	Q	V	01	190,000
GRANTOR: CALLAWAY HEATING & CO						
GRANTEE: NASSAU MANAGEMENT L						
0970/1142	2/12/2001	WD	Q	V	06	100
GRANTOR: POPE W						
GRANTEE: CALLAWAY HEATING &						

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	001000	C	COMMERCIAL	0		CG	204.00	154.00	29,884.08	SF		1.00	1.00	1.00	10.00	10.00	298,841							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 298,841 Market: 0 Agricultural: 0 Common: 298,841 PRINTED 07/30/2025 BY SYS