PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 1570/560
& OR 1570/562

STRAUDER HAYWARD & KACEY
86395 PAGES DAIRY ROAD
YULEE, FL 32097

2025

51-3N-27-0000-0057-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

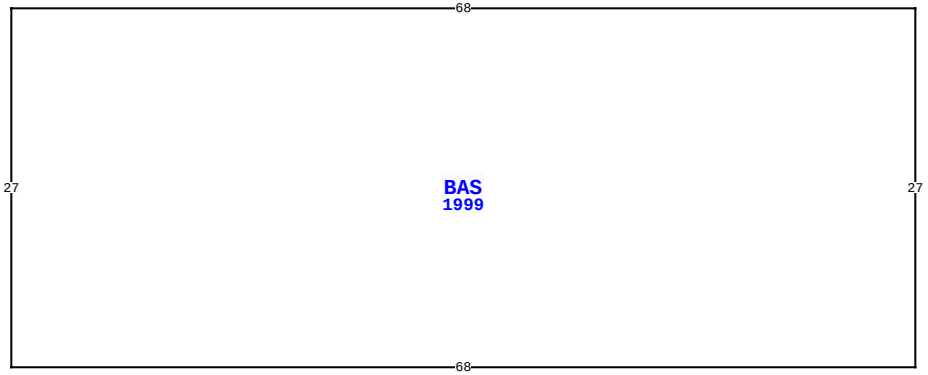
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1999	1,836	88,825
TOTALS	1,836			1,836	88,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	135.5200	115.19	211,489	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2009 Heated Area: 1836 HX Base Yr 2009



86395 PAGES DAIRY RD, YULEE

BLD DATE	11/18/2019	KKA	LGL DATE	
XF DATE	11/18/2019	KKA	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,825
TOTAL MARKET OB/XF VALUE		7,825
TOTAL LAND VALUE - MARKET		88,400
TOTAL MARKET VALUE		185,050
SOH/AGL Deduction		91,722
ASSESSED VALUE		93,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,606
TOTAL JUST VALUE		185,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1570/0562	6/06/2008	WD	Q	I		152,500
GRANTOR: MALLONEE STEVEN P & L						
GRANTEE: STRAUDER HAYWARD &						
1570/0560	6/06/2008	QC	Q	I	06	100
GRANTOR: PURVIS BARBARA KAREN						
GRANTEE: STRAUDER HAYWARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W68 S27 E68 N27$.

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	1242	WD DECK A	0	100	14	10	140.00	SF	10.00	10.00	100	1998	1998	3	20	280	
2	0510	GARAGE WD-	0	100	42	12	504.00	SF	35.00	35.00	100	1995	1995	3	20	3,528	
3	1242	WD DECK A	0	100	0	0	111.00	SF	10.00	10.00	100	2000	2000	3	20	222	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2006	2006	3	24	960	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 7,825

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	1.04	AC		1.00	1.00	1.00	85,000.00	85,000.00	88,400							

REVIEW DATE 11/18/2019 BY KKA Total Acres: 1.04 Total Land Value: 88,400 Market: 0 Agricultural: 0 Common: 88,400 PRINTED 07/30/2025 BY SYS