PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2418/253

BARROWS CARLENE J
2620 AMELIA RD
FERNANDINA BEACH, FL 32034

2025

51-3N-27-0000-0060-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

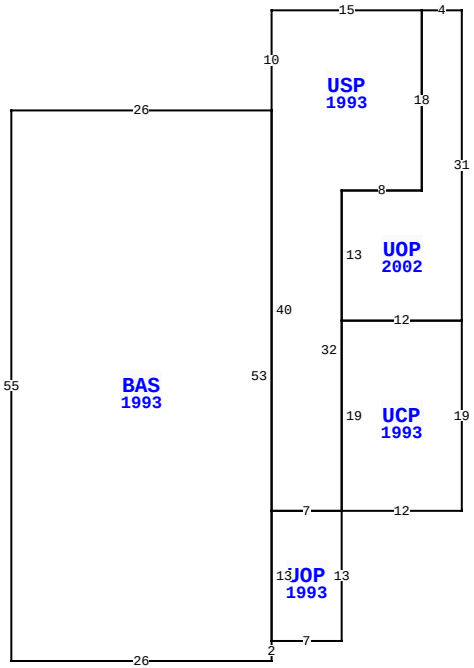
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100	1993	1,430	87,758
UCP	228	20	1993	46	2,823
UOP	91	20	1993	18	1,105
UOP	228	20	2002	46	2,823
USP	494	30	1993	148	9,083
TOTALS	2,471			1,688	103,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0100	01	1,688	105.5000	105.50	178,084	1961	1961	0	0	10	31.83	58.17

1 SINGLE FAM – 0% - 0 Heated Area: 1430 HX Base Yr



86039 BOBBY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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	103,591
TOTAL MARKET OB/XF VALUE	9,678
TOTAL LAND VALUE - MARKET	87,125
TOTAL MARKET VALUE	200,394
SOH/AGL Deduction	32,527
ASSESSED VALUE	167,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,867
TOTAL JUST VALUE	200,394
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/0253	11/23/2020	WD	U	I	11	100
GRANTOR: JONES JOHN HARLEY						
GRANTEE: BARROWS CARLENE J						
1794/0940	5/24/2012	QC	U	I	11	100
GRANTOR: BARROWS CARLENE JONES						
GRANTEE: JONES JOHN HARLEY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W4 USP=[YR=1993] W15 S10 BAS=[YR=1993] W26 S55 E26 N2 UOP=[YR=1993] E7 N13 UCP=[YR=1993] E12 N19 W12 S19 $ W7 S13 $ N53 $ S40 E7 N32 E8 N18 $ S18 W8 S13 E12 N31 $.

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	0940	SHEDS/PORT	0	0	16	22	352.00	SF	22.50	22.50	100	1983	1983	3	20	1,584	
2	0510	GARAGE WD-	0	0	22	26	572.00	SF	26.25	26.25	100	1985	1985	3	20	3,003	
3	0940	SHEDS/PORT	0	0	18	18	324.00	SF	22.50	22.50	100	1983	1983	3	20	1,458	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1961	1961	3	22	770	
5	0803	ASPHALT C	0	0	0	0	2,863.00	SF	2.00	2.00	100	1985	1985	3	50	2,863	

LAND DESCRIPTION

TOTAL OB/XF 9,678

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	0		RS-2	100.00	220.00	0.82	AC		1.00	1.00	1.25	85,000.00	106,250.00	87,125							

REVIEW DATE 03/23/2022 BY NWA Total Acres: 0.82 Total Land Value: 87,125 Market: 0 Agricultural: 0 Common: 87,125 PRINTED 07/30/2025 BY SYS