PT JOHN LOW MILL GRANT
SEC 37-2N-27E & PT FRAC SEC
1-2N-27E BEING DOT PAR 117

STATE OF FLORIDA DOT
1109 SOUTH MARION AVENUE #2009
LAKE CITY, FL 32025-5874

2026

01-2N-27-0000-0003-0320

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8701	STATE VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

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

A1A/SR 200 SR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		256
TOTAL MARKET VALUE		256
SOH/AGL Deduction		0
ASSESSED VALUE		256
TOTAL EXEMPTION VALUE	05	256
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1842/1571	2/05/2013	FJ	U	V	18	100

GRANTOR: TERRAPOINTE LLC
GRANTEE: STATE OF FLORIDA DO

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	009602	C	RETENTION PO	0	0003	OR	0.00	0.00	2.56	AC		1.00	1.00	1.00	100.00	100.00	256							

REVIEW DATE 03/31/2026 BY KWA Total Acres: 2.56 Total Land Value: 256 Market: 0 Agricultural: 0 Common: 256 PRINTED 07/09/2026 BY SYS