

PT JOHN LOWE MILL GRANTS
SEC 37-2N-27E & SEC 51-3N-27E
IN OR 2197/500 BEING PARCEL A

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PLACE STE #1
YULEE, FL 32097

2026

37-2N-27-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		11 100
Frame	05	STEEL 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,600	100	2018	5,600	200,404
GOF	900	210	2018	1,890	67,636
TOTALS	6,500			7,490	268,040

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	30,174.00	SF	2.00
2	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00
4	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00
5	4950	BOLLARD	0	0	0	0	25.00	UT	100.00
6	0812	CONCRETE C	1	0	50	23	1,150.00	SF	4.00
7	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00
8	0400	CONC CURB	0	0	0	0	168.00	LF	15.00
9	0812	CONCRETE C	0	0	0	0	2,768.00	SF	4.00
10	0810	CONCRETE A	0	0	20	15	300.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	008600	C	COUNTY	0		IW	0.00	0.00	360,240.00
2	009630	C	SWAMP	0		IW	0.00	0.00	4.20

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4807	06	7,490	101.8160	48.36	362,216	2018	2018	0	0	0	26.00	74.00
1 PREFAB MTL 0% - 0 Heated Area: 6500 HX Base Yr												
86200 GENE LASSERRE BLVD, YULEE												

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	0	30,174.00	SF	2.00	2.00	100	2018
2	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2018
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2018
4	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	2018
5	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	2018
6	0812	CONCRETE C	1	0	50	23	1,150.00	SF	4.00	4.00	100	2018
7	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2018
8	0400	CONC CURB	0	0	0	0	168.00	LF	15.00	15.00	100	2018
9	0812	CONCRETE C	0	0	0	0	2,768.00	SF	4.00	4.00	100	2018
10	0810	CONCRETE A	0	0	20	15	300.00	SF	6.50	6.50	100	2018

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	008600	C	COUNTY	0		IW	0.00	0.00	360,240.00	SF		1.00
2	009630	C	SWAMP	0		IW	0.00	0.00	4.20	AC		1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		401,306	
TOTAL MARKET OB/XF VALUE		157,767	
TOTAL LAND VALUE - MARKET		1,785,288	
TOTAL MARKET VALUE		2,344,361	
SOH/AGL Deduction		544,228	
ASSESSED VALUE		1,800,133	
TOTAL EXEMPTION VALUE		03 1,800,133	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		2,344,361	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,008,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002680	NEW CONSTR	631,519	03/30/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2197/0500	5/18/2018	SW	U	V	18
SALE PRICE 2,600,000					
GRANTOR: THE COMMERCIAL RANGE					
GRANTEE: NASSAU COUNTY BOARD					
2009/0470	10/15/2015	SW	Q	V	02
GRANTOR: FLORIDA PETROLEUM COR					
GRANTEE: THE COMMERCIAL RANG					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2018] W112 S20 GOF=[YR=2018] W30 S30 E30 N30\$ S30 E112 N50\$.									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3										4					
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																					
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