PT JOHN LOW GRANT
SEC 42-2N-27E & 51-3N-27E &
PT LOT 13 PAR 2-1 PT OR 1260/135

FKP LTD
219 N NEWNAN ST
JACKSONVILLE, FL 32202

2026

42-2N-27-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	03/10/2026 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,907,291
TOTAL MARKET VALUE	8,358
SOH/AGL Deduction	0
ASSESSED VALUE	8,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,358
TOTAL JUST VALUE	1,907,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,268,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E995764	TEMP POLE	0	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1260/1358	9/21/2004	WD	Q	I	06	1,350,000
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: FKP LTD						
0859/1332	12/21/1998	WD	U	V	09	198,600
GRANTOR: POWELL FITZHUGH K						
GRANTEE: FKP LTD						

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	009530	C	POND	0		CI	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
2	005601	A	TIMBER 3 P S	0		CI	0.00	0.00	14.52	AC		1.00	1.00	1.00	330.00	330.00	4,792							
3	005600	A	TIMBER 3 N S	0		CI	0.00	0.00	2.70	AC		1.00	1.00	1.00	395.00	395.00	1,066							
4	009910	M	MARKET VALUE	0		CI	0.00	0.00	793,663.00	SF		1.00	1.00	0.60	4.00	2.40	1,904,791							

REVIEW DATE 05/11/2026 **BY** MLU Total Acres: 18.22 Total Land Value: 8,358 Market: 1,904,791 Agricultural: 5,858 Common: 2,500 **PRINTED** 07/09/2026 BY SYS