PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2528/1336

LIBERTY BAIL BONDS NASSAU LLC
P O BOX 43
YULEE, FL 32041

2026

42-2N-27-0000-0002-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04

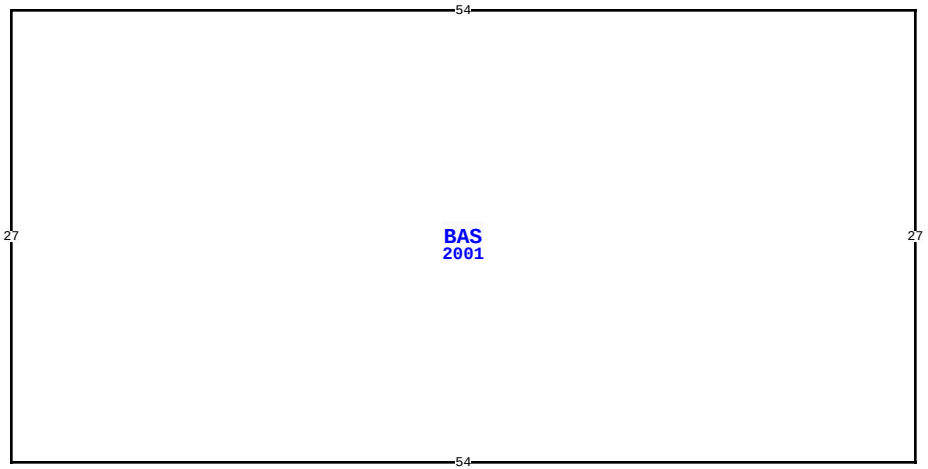
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	2001	1,458	79,449
TOTALS	1,458			1,458	79,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	1,458	102.4947	87.89	128,144	2001	2010	0	0	0	38.00	62.00

2 MH OFFICE 0% - 0 Heated Area: 1458 HX Base Yr



850785 US HWY 17, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	79,449
TOTAL MARKET OB/XF VALUE	15,984
TOTAL LAND VALUE - MARKET	215,280
TOTAL MARKET VALUE	310,713
SOH/AGL Deduction	32,706
ASSESSED VALUE	278,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,007
TOTAL JUST VALUE	310,713
NCON VALUE	0
INCOME VALUE	2443194
PREVIOUS YEAR MKT VALUE	293,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21028	DEMOLITION	2,000	01/01/2008
B017864	NEW CONSTR	92,500	02/02/2002
Z011483	OTHER	0	04/01/2001
P014564	REMODEL	28	03/01/2001
Z01422	OTHER	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/1336	12/31/2021	WD	Q	I	01	305,000
GRANTOR: BULLS ENTERPRISES INC						
GRANTEE: LIBERTY BAIL BONDS						
1028/0125	12/31/2001	QC	U	I	19	34,800
GRANTOR: BULLS EDWARD GARY						
GRANTEE: BULLS ENTERPRISES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W54 S27 E54 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	0803	ASPHALT C	0	0	0	0	7,084.00	SF	2.00	2.00	30	1986	1986	3	20	2,834	
2	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1983	1983	3	20	622	
3	0421	CL FNC 3'	0	0	0	0	160.00	LF	4.00	4.00	100	1996	1996	3	32	205	
4	0430	CL FNC 6B	0	0	0	0	480.00	LF	9.70	9.70	100	1996	1996	3	32	1,490	
5	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2000	2000	3	81	61	
6	1242	WD DECK A	0	0	0	0	598.00	SF	10.00	10.00	100	2000	2000	3	20	1,196	
7	0812	CONCRETE C	0	0	0	0	3,192.00	SF	4.00	4.00	100	2000	2000	3	75	9,576	

LAND DESCRIPTION

TOTAL OB/XF 15,984

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	001700	C	1STORY OFF	0	0004	IW	0.00	0.00	44,160.00	SF		1.00	1.00	1.50	3.25	4.88	215,280							

REVIEW DATE 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 215,280 Market: 0 Agricultural: 0 Common: 215,280 PRINTED 07/09/2026 BY SYS