PT JOHN LOWE MILL GRANT SEC 42
IN OR 2560/523

MCKENDREE EUGENE G REV TRUST
850817 US 17 S
YULEE, FL 32097

2026

42-2N-27-0000-0002-0450

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,785
TOTAL MARKET VALUE	70,785
SOH/AGL Deduction	34,182
ASSESSED VALUE	36,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,603
TOTAL JUST VALUE	70,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/0523	4/27/2022	WD	U	V	11	100
GRANTOR: MCKENDREE EUGENE & JO						
GRANTEE: MCKENDREE EUGENE G						
1282/1235	12/21/2004	WD	Q	V		85,000
GRANTOR: JONES AUGUSTUS W						
GRANTEE: MCKENDREE EUGENE &						

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	004000	C	VAC INDUSTIR	0		IW	0.00	0.00	43,560.00	SF		1.00	1.00	0.50	3.25	1.63	70,785							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.00 Total Land Value: 70,785 Market: 0 Agricultural: 0 Common: 70,785 PRINTED 07/09/2026 BY SYS