

PT JOHN LOWE MILL GRANT
IN OR 2312/339
ESMT IN OR 2561-184, OR 2571-177

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

2026

42-2N-27-0000-0003-0110



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	20	FACE BRICK 100	3803	04	920	108.1685	193.62	178,130	2022	2022	0	0	0	3.00	97.00	VALUATION SUMMARY													
Roof Structure	04	WOOD TRUSS 100	1 RSTRM BLDG 0% - 2026													Heated Area: 504													
Roof Cover	14	STAND SEAM 100														HX Base Yr													
Interior Wall	08	DECORATIVE 60																											
Interior Wall	01	MINIMUM 40																											
Interior Floo	03	CONC FINSH 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Fixtures		15 100																											
Frame	03	MASONRY 100																											
Story Height		11 100																											
RMS		2 100																											
Stories	1.	1. 100																											
Units		0 100																											
Quality			05	Quality Level 05																									
DOR CODE			8600	COUNTY																									
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	252	100	2026	252	47,328																								
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FCP	400	30	2026	120	22,537																								
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FOP	585	30	2026	176	33,055																								
TOTALS			1,889		920	172,786																							
EXTRA FEATURES						77500 WILLIAM BURGESS BLVD, YULEE																							
L N	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	0855	CONC PAVR	0	0	0	0	14,500.00	SF	10.00	10.00	100	2026	2022		99	143,550													
2	0803	ASPHALT C	0	0	0	0	15,325.00	SF	2.00	2.00	100	2026	2022		86	26,359													
3	0462	ST/AL FNC	0	0	300	4	1,200.00	SF	10.00	10.00	100	2026	2022		93	11,160													
4	0462	ST/AL FNC	0	0	300	4	1,200.00	SF	10.00	10.00	100	2026	2022		93	11,160													
5	0803	ASPHALT C	0	0	0	0	18,500.00	SF	2.00	2.00	100	2026	2024		90	33,300													
6	0972	ST LGHT UN	0	0	0	0	36.00	UT	2,530.00	2,530.00	100	2026	2024		99	90,169													
7	0812	CONCRETE C	0	0	0	100	6,600.00	SF	4.00	4.00	100	2026	2024		100	26,400													
8	0820	WOOD WALK	0	0	40	6	240.00	SF	11.75	11.75	100	2026	2024		82	2,312													
9	0680	POLE SHED	0	0	22	22	484.00	SF	10.00	10.00	100	2026	2024		98	4,743													
10	0820	WOOD WALK	0	0	40	6	240.00	SF	11.75	11.75	100	2026	2024		82	2,312													
LAND DESCRIPTION						TOTAL OB/XF												351,465											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	008600	C	COUNTY	0		PUD	0.00	0.00	11.78	AC		1.00	1.00	1.00	50,000.00	50,000.00	589,000												
2	009630	C	SWAMP	0		PUD	0.00	0.00	42.00	AC		1.00	1.00	1.00	500.00	500.00	21,000												
3	009602	C	RETENTION PO	0		PUD	0.00	0.00	3.22	AC		1.00	1.00	1.00	100.00	100.00	322												
REVIEW DATE 01/01/2023 BY CD Total Acres: 57.00 Total Land Value: 610,322 Market: 0 Agricultural: 0 Common: 610,322 PRINTED 07/09/2026 BY SYS																													

[illegible]