

PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2713/182
(EX PT IN OR 285/240,

ARNETT FREDERICK H JR & NANCY E
PO BOX 1036
YULEE, FL 32041

2026

42-2N-27-0000-0005-0050



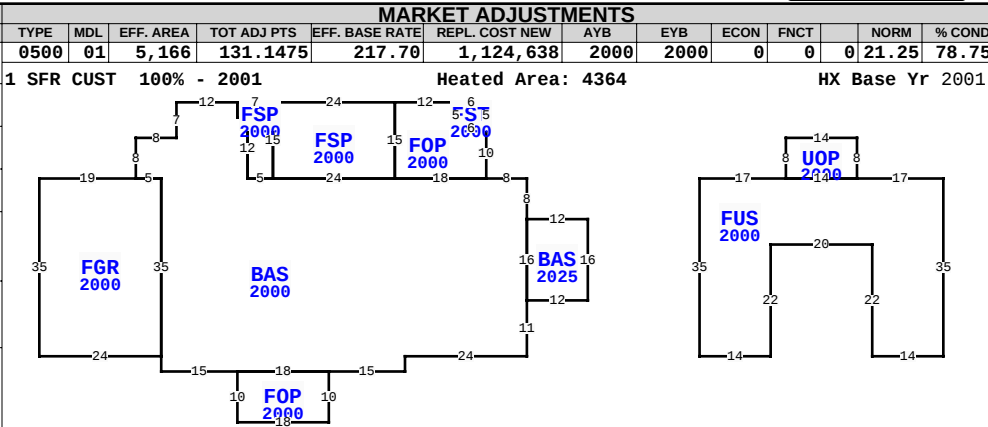
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,932	100	2000	2,932	502,658
BAS	192	100	2025	192	32,916
FGR	840	55	2000	462	79,204
FOP	180	30	2000	54	9,258
FOP	240	30	2000	72	12,343
FSP	81	40	2000	32	5,486
FSP	360	40	2000	144	24,687
FST	30	55	2000	16	2,743
FUS	1,240	100	2000	1,240	212,584
UOP	112	20	2000	22	3,771
TOTALS	6,207			5,166	885,652

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
4	0680	POLE SHED	2	0	53	21	1,113.00	SF	10.00
6	0940	SHEDS/PORT	2	0	40	30	1,200.00	SF	30.00
10	1122	CB 6"	0	0	180	3	540.00	SF	5.85
14	0300	BOAT DCK W	0	0	4	22	88.00	SF	40.00
16	0303	FLT DOCK W	0	0	8	16	128.00	SF	26.00
17	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
18	0311	WD GANG WY	0	0	0	0	8.00	SF	45.00
19	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00
22	0350	CARPORT WD	0	0	14	48	672.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	7.00
2	009530	C	POND	100	0006	OR	0.00	0.00	1.00
3	009620	C	MARSH	100	0006	OR	0.00	0.00	1.00
4	005501	A	TIMBER 2 P S	100		OR	0.00	0.00	17.44
5	005401	A	TIMBER 1 P	100		OR	0.00	0.00	16.97
6	006000	A	PASTURE - HA	100		OR	0.00	0.00	8.00



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,166	131.1475	217.70	1,124,638	2000	2000	0	0	21.25	78.75
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/11/2026 MLU											
06/04/2025 KB											

TOTAL OB/XF									
69,215									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	7.00
2	009530	C	POND	100	0006	OR	0.00	0.00	1.00
3	009620	C	MARSH	100	0006	OR	0.00	0.00	1.00
4	005501	A	TIMBER 2 P S	100		OR	0.00	0.00	17.44
5	005401	A	TIMBER 1 P	100		OR	0.00	0.00	16.97
6	006000	A	PASTURE - HA	100		OR	0.00	0.00	8.00

TOTAL OB/XF									
69,215									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	7.00
2	009530	C	POND	100	0006	OR	0.00	0.00	1.00
3	009620	C	MARSH	100	0006	OR	0.00	0.00	1.00
4	005501	A	TIMBER 2 P S	100		OR	0.00	0.00	17.44
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6	006000	A	PASTURE - HA	100		OR	0.00	0.00	8.00

REVIEW DATE 01/01/2023 BY CD Total Acres: 51.41 Total Land Value: 657,270 Market: 1,166,275 Agricultural: 24,670 Common: 632,600 PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,012,818	
TOTAL MARKET OB/XF VALUE		73,375	
TOTAL LAND VALUE - MARKET		1,798,875	
TOTAL MARKET VALUE		1,743,463	
SOH/AGL Deduction		929,978	
ASSESSED VALUE		813,485	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		762,074	
TOTAL JUST VALUE		2,885,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,843,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B5412	NEW CONSTR	155,005	09/01/1998
C5412	CO ISSUED	155,005	09/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2737/1686	9/13/2024	WD U	I	I	11
GRANTOR: ARNETT FREDERICK H JR					
GRANTEE: ARNETT FREDERICK H					
2713/182	5/21/2024	WD U	I	I	11
GRANTOR: ARNETT TRUST					
GRANTEE: ARNETT FREDDY JR					

BUILDING NOTES									
BAS=[YR=2000;ORIG=0,0] W8 W18 W24 W5 N12 W2 N3 W12 S7 W8 S8 E5 S35 S3 E15 E18 E15 N3 E24 N11 N16 N8 \$									
FUS=[YR=2000;ORIG=34,0] E17 E14 E17 S35 W14 N22 W20 S22 W14 N35 \$									
FGR=[YR=2000;ORIG=-77,0] W19 S35 E24 N35 W5 \$									
FSP=[YR=2000;ORIG=-26,-15] W24 S15 E24 N15 \$									
FOP=[YR=2000;ORIG=-8,0] N10 W6 N5 W12 S15 E18 \$									
FOP=[YR=2000;ORIG=-57,38] S10 E18 N10 W18 \$									
UOP=[YR=2000;ORIG=51,0] N8 E14 S8 W14 \$									
FSP=[YR=2000;ORIG=-50,-15] W7 S3 E2 S12 E5 N15 \$									
FST=[YR=2000;ORIG=-8,-10] N5 W6 S5 E6 \$									
BAS=[YR=2025;ORIG=0,8] E12 S16 W12 N16 \$									

BUILDING DIMENSIONS									
BAS=[YR=2000;ORIG=0,0] W8 W18 W24 W5 N12 W2 N3 W12 S7 W8 S8 E5 S35 S3 E15 E18 E15 N3 E24 N11 N16 N8 \$									
FUS=[YR=2000;ORIG=34,0] E17 E14 E17 S35 W14 N22 W20 S22 W14 N35 \$									
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