PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2834/1641

BURCH ROBERT & TERESA
86017 TURK LN
YULEE, FL 32097

2026

42-2N-27-0000-0020-0000

BUILDING CHARACTERISTICS

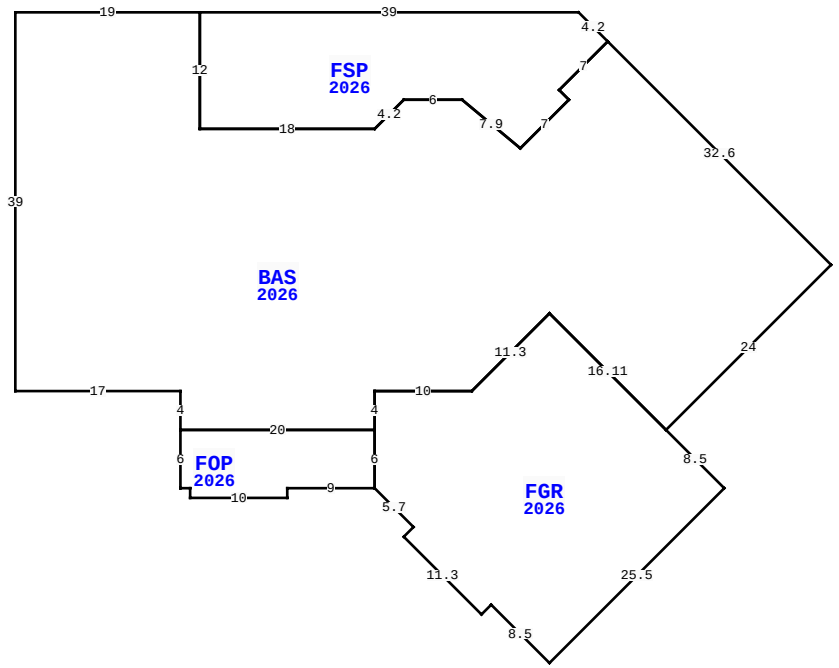
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	11	BD/BTN AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,443	100	2026	2,443	384,211
FGR	714	55	2026	393	61,807
FOP	130	30	2026	39	6,134
FSP	443	40	2026	177	27,837
TOTALS	3,730			3,052	479,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,052	113.1416	157.27	479,988	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2443 HX Base Yr 2026



86017 TURK LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		510,154
TOTAL MARKET OB/XF VALUE		8,370
TOTAL LAND VALUE - MARKET		424,175
TOTAL MARKET VALUE		942,699
SOH/AGL Deduction		0
ASSESSED VALUE		942,699
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		891,288
TOTAL JUST VALUE		942,699
NCON VALUE		479,988
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008106			07/23/2025
B240004424	PRIVATE PROVIDER	466,740	04/17/2024
B233250	GARAGE	111,680	03/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2834/1641	11/10/2025	QC	U	I	11	100
GRANTOR: NEXT TIDE LLC						
GRANTEE: BURCH ROBERT & TERE						
2267/1320	4/05/2019	WD	U	I	11	100
GRANTOR: EVANS CYNTHIA MINER &						
GRANTEE: NEXT TIDE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-40,-30] E19 S12 E18 U3R3 E6 D5R6 U5R5 U1L1 U5R5 D23R23 D17L17 U12L12 D8L8 W10 S4 W20 N4 W17 N39 $
FSP=[YR=2026;ORIG=-21,-30] E39 D3R3 D5L5 D1R1 D5L5 U5L6 W6 D3L3 W18 N12 $
FOP=[YR=2026;ORIG=-23,13] S6 E1 S1 E10 N1 E9 N6 W20 $
FGR=[YR=2026;ORIG=-3,19] N6 N4 E10 U8R8 D12R12 D6R6 D18L18 U6L6 D1L1 U8L8 U1R1 U4L4 $
.

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
2	0351	CARPORT MT	0	100	30	30	900.00	SF	10.00	10.00	100	2024	2023		93	8,370	

LAND DESCRIPTION

TOTAL OB/XF 8,370

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	000100	C	RES	100		OR			6.20	AC		1.00	1.00	0.75	90,000.00	67,500.00	418,500							
2	009530	C	POND	100					2.27	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,675							

REVIEW DATE 10/28/2025 BY KW Total Acres: 8.47 Total Land Value: 424,175 Market: 0 Agricultural: 0 Common: 424,175 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

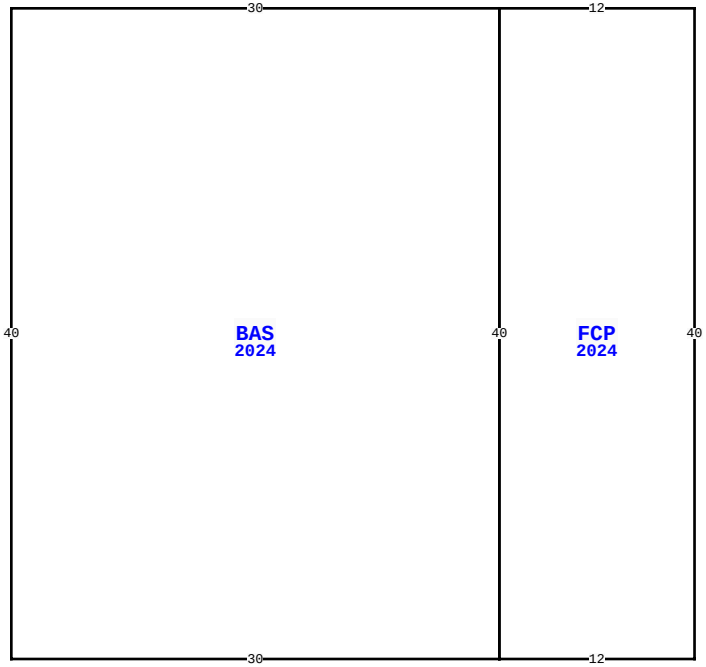
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	27,424
FCP	480	25	2024	120	2,742
TOTALS	1,680			1,320	30,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,320	59.8000	23.32	30,782	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2026 Heated Area: 1200 HX Base Yr 2026



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2267/1320	4/05/2019	WD	U	I	11	100
GRANTOR: EVANS CYNTHIA MINER &						
GRANTEE: NEXT TIDE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S40 W30 N40 $
FCP=[YR=2024;ORIG=80,10] E12 S40 W12 N40 $
.

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

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