PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2852/1162

THE GREENERY INC
93 ARROW ROAD
HILTON HEAD ISLAND, SC 29928

2026

42-2N-27-0000-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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	648,172
TOTAL MARKET VALUE	648,172
SOH/AGL Deduction	25,505
ASSESSED VALUE	622,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	622,667
TOTAL JUST VALUE	648,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109110	TANKS/BLRS	65,000	12/01/2001
C9900018	OTHER	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2852/1162	3/10/2026	WD	U	V	11	100
GRANTOR: AB HARTS ROAD LLC						
GRANTEE: THE GREENERY INC						
2843/937	1/16/2026	WD	U	V	37	500,000
GRANTOR: AB HARTS ROAD LLC						
GRANTEE: THE GREENERY INC						

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	001000	C	COMMERCIAL	0		CI	0.00	0.00	324,086.00	SF		1.00	1.00	0.50	4.00	2.00	648,172							

REVIEW DATE 03/18/2025 **BY** DC Total Acres: 7.44 Total Land Value: 648,172 Market: 0 Agricultural: 0 Common: 648,172 **PRINTED** 07/09/2026 BY SYS