

PT OF JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2552/1901
BEING PARCELS A,B & C

KELLY TOURS PROPERTY LLC
2788 HWY 80 W
GARDEN CITY, GA 31408

2026

42-2N-27-0000-0103-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4051.00	

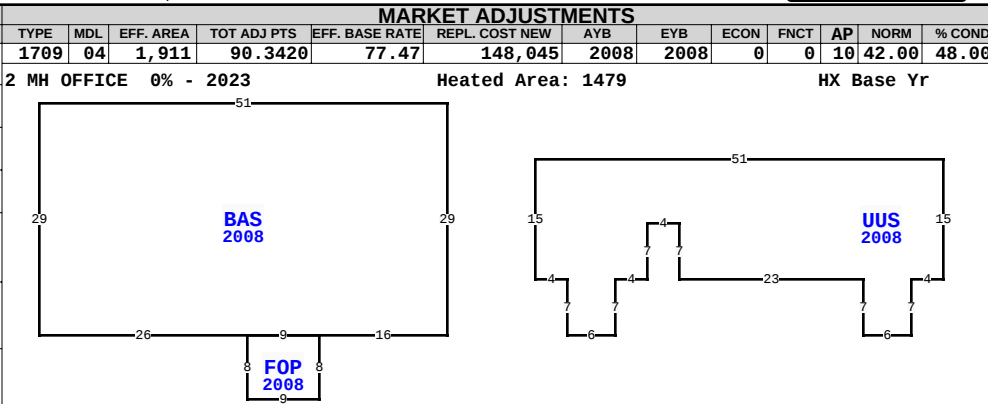
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	2008	1,479	54,997
FOP	72	30	2008	22	818
UUS	821	50	2008	410	15,246

TOTALS	2,372			1,911	71,062
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	0	0	7,925.00	SF	4.00	
2	0811	CONCRETE B	0	0	12	408.00	SF	5.20	
3	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	
4	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	
5	0402	CONC BUMPE	0	0	0	6.00	UT	25.00	
6	0810	CONCRETE A	0	0	30	810.00	SF	6.50	
7	0803	ASPHALT C	0	0	0	14,751.00	SF	2.00	
8	0443	STK FNC 6'	0	0	0	894.00	LF	10.00	
9	0422	CL FNC 4'	0	0	0	400.00	LF	15.00	
10	0474	VF 4 RAIL	0	0	320	1,280.00	LF	9.25	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002700	C	AUTO SALES	0	0004	CI	125.00	270.00	101,500.00

REVIEW DATE	04/22/2024	BY	KWA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1709	04	1,911	90.3420	77.47	148,045	2008	2008	0	0	10	42.00	48.00
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/11/2026 DC												

850737 US HWY 17, 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	0812	CONCRETE C	0	0	0	7,925.00	SF	4.00	4.00	100	1987	1987	3	47	14,899	
2	0811	CONCRETE B	0	0	12	408.00	SF	5.20	5.20	100	1997	1997	3	70	1,485	
3	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	2,277	
4	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	45	225	
5	0402	CONC BUMPE	0	0	0	6.00	UT	25.00	25.00	100	2000	2000	3	81	122	
6	0810	CONCRETE A	0	0	30	810.00	SF	6.50	6.50	100	2000	2000	3	75	3,949	
7	0803	ASPHALT C	0	0	0	14,751.00	SF	2.00	2.00	100	2003	2003	3	50	14,751	
8	0443	STK FNC 6'	0	0	0	894.00	LF	10.00	10.00	100	2008	2008	3	27	2,414	
9	0422	CL FNC 4'	0	0	0	400.00	LF	15.00	15.00	100	2003	2003	3	55	3,300	
10	0474	VF 4 RAIL	0	0	320	1,280.00	LF	9.25	9.25	100	2008	2008	3	69	8,170	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002700	C	AUTO SALES	0	0004	CI	125.00	270.00	101,500.00

REVIEW DATE	04/22/2024	BY	KWA
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Total Acres: 0.00 Total Land Value: 431,375 Market: 0 Agricultural: 0 Common: 431,375

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	71,062								
TOTAL MARKET OB/XF VALUE	55,483								
TOTAL LAND VALUE - MARKET	431,375								
TOTAL MARKET VALUE	557,920								
SOH/AGL Deduction	28,046								
ASSESSED VALUE	529,874								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	529,874								
TOTAL JUST VALUE	557,920								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	533,992								

KELLY TOURS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21409	NEW CONSTR	0	11/01/2008
B22023	XFOB	8,000	10/01/2008
M14042	MECH OTHER	0	08/01/2008
P13407	OTHER	0	08/01/2008
B21466	DEMOLITION	3,800	05/01/2008
BL47608	CARPORT	13,960	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2552/1901	3/25/2022	WD	Q	I	01
GRANTOR: QUALITY MOBILE HOMES					
GRANTEE: KELLY TOURS PROPERT					
1761/0893	9/28/2011	WD	U	I	30
GRANTOR: JONES AUGUSTUS W					
GRANTEE: JONES AUGUSTUS W TR					

BUILDING NOTES									
BAS=[YR=2008;ORIG=0,0] W51 S29 E26 E9 E16 N29 \$									
UUS=[YR=2008;ORIG=11,22] E4 S7 E6 N7 E4 N7 E4 S7 E23 S7 E6 N7									
E4 N15 W51 S15 \$									
FOP=[YR=2008;ORIG=-16,29] W9 S8 E9 N8 \$									
PTR=[ORIG=0,0] E15 W15 \$									

BUILDING DIMENSIONS									
BAS=[YR=2008;ORIG=0,0] W51 S29 E26 E9 E16 N29 \$									
UUS=[YR=2008;ORIG=11,22] E4 S7 E6 N7 E4 N7 E4 S7 E23 S7 E6 N7									
E4 N15 W51 S15 \$									
FOP=[YR=2008;ORIG=-16,29] W9 S8 E9 N8 \$									
PTR=[ORIG=0,0] E15 W15 \$									

REVIEW DATE	04/22/2024	BY	KWA
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Total Acres: 0.00 Total Land Value: 431,375 Market: 0 Agricultural: 0 Common: 431,375

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