PT JOHN LOWE MILL GRANT
SEC 44-3N-28E IN OR 2805/1097

CLARDY CHRISTOPHER & MAGAN
87080 CHESAPEAKE AVE
YULEE, FL 32097

2026

44-3N-28-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

87080 CHESAPEAKE AVE, YULEE

BLD DATE	06/17/2020	KWA	LGL DATE	
XF DATE	06/17/2020	KWA	LAND DATE	04/11/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	353,700
TOTAL MARKET VALUE	353,700
SOH/AGL Deduction	0
ASSESSED VALUE	353,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,700
TOTAL JUST VALUE	353,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH260004442	INSTALL 2026 DEST	0	04/24/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2805/1097	7/13/2025	QC	U	V	11	100
GRANTOR: CLARDY VIVIAN & WILLI						
GRANTEE: CLARDY CHRISTOPHER						
2784/1472	4/29/2025	QC	U	V	11	100
GRANTOR: CLARDY VIVIAN L & WIL						
GRANTEE: CLARDY CHRISTOPHER						

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	000100	C	RES	0		OR	0.00	0.00	3.93	AC		1.00	1.00	1.00	90,000.00	90,000.00	353,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.93 Total Land Value: 353,700 Market: 0 Agricultural: 0 Common: 353,700 PRINTED 07/09/2026 BY SYS