

PT JOHN LOWE GRANT PAR 13-1
IN OR 2271/511 (EX ST RD R/W
IN OR 1855/718)

463093 SR 200 LLC
97427 BLACKBEARDS WAY
YULEE, FL 32097

2026

51-3N-27-0000-0013-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 60			
Exterior Wall	31	HARDIE BRD 40			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	03	CONC FINSH 40			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		2 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		4 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	OWNER OCC 100			
Quality	03	Quality Level 03			
DOR CODE		1700OFFICE BUILDINGS			
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	1,250	100	1993	1,250	36,693
BAS	640	100	2014	640	18,787
CAN	80	30	1993	24	704
PTO	84	5	2014	4	117
TOTALS	2,054			1,918	56,302

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	1,918	89.3970	133.43	255,919	1976	1976	0	0	78.00	22.00
1 OFFICE 0% - 0 Heated Area: 1890 HX Base Yr											
BLD DATE	02/09/2022	KK	LGL DATE	05/11/2026	DC						
XF DATE	02/09/2022	KK	LAND DATE								
INC DATE			AG DATE								

EXTRA FEATURES							463093 SR 200, YULEE			INC DATE				AG DATE			
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	2,550.00	SF	2.00	2.00	100	1980	1980	3	50	2,550	
2	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1980	1980	3	42	63	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2014	2014	3	93	97	
4	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2014	2014	3	100	200	
5	0443	STK FNC 6'	0	0	0	0	627.00	LF	10.00	10.00	100	2015	2015	3	60	3,762	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2015	2015	3	85	638	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	85	510	