PT JOHN LOWE GRANT
SEC 51-3N-27E IN OR 862/1780
(EX DOT R/W IN OR 1898/1484)

CORBETT ZELMA CASSIN
406 CENTRAL AVE SW
JASPER, FL 32052

2026

51-3N-27-0000-0013-0070

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

SR 200, 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	387,135
TOTAL MARKET VALUE	387,135
SOH/AGL Deduction	145,299
ASSESSED VALUE	241,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,836
TOTAL JUST VALUE	387,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0862/1780	1/14/1999	QC	Q	V		92,200

GRANTOR: CSX TRANSPORTATION IN

GRANTEE: CORBETT ZELMA CASSI

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		CG	380.00	155.00	51,618.00	SF		1.00	1.00	1.00	7.50	7.50	387,135							

REVIEW DATE 03/17/2025 BY DC Total Acres: 1.18 Total Land Value: 387,135 Market: 0 Agricultural: 0 Common: 387,135 PRINTED 07/09/2026 BY SYS