

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2279/905 &
ESMT IN OR 1108/1918

CALCOTE TYLER D & AMY D
86051 ELLIS LANDING ROAD
YULEE, FL 32097

2026

51-3N-27-0000-0037-0070



BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	20	FACE BRICK 100	0900	01	2,892	112.7154	156.67	453,090	2003	2009	0	0	0	12.00	88.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2020													Heated Area: 2220												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 60																										
Interior Floo	15	HARDTILE 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			04	Quality Level 04																								
DOR CODE			5000 IMPROVED AG																									
MAP NUM																			MKT AREA			04						
NEIGHBORHOOD/LOC			4053.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	2,220	100	2003	2,220	306,070																							
FGR	840	55	2003	462	63,696																							
FOP	252	30	2003	76	10,478																							
FSP	252	40	2003	101	13,925																							
FST	20	55	2003	11	1,516																							
UAT	224	10	2003	22	3,033																							
TOTALS			3,808		2,892	398,719																						
EXTRA FEATURES			86051 ELLIS ESTATES LANDING RD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975												
3	0300	BOAT DCK W	0	100	24	5	120.00	SF	40.00	40.00	100	2004	2004	3	30	1,440												
4	0510	GARAGE WD-	0	100	18	18	324.00	SF	35.00	35.00	100	2007	2007	3	40	4,536												
6	0681	POLE SHED	0	100	29	18	522.00	SF	15.00	15.00	100	2008	2008	3	44	3,445												
10	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000												
12	0911	SCRN RM A	0	100	0	0	1,164.00	SF	18.00	18.00	100	2022	2022	3	90	18,857												
TOTAL OB/XF 81,253																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	6.59	AC		1.00	1.00	0.90	90,000.00	81,000.00	533,790											
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	3.90	AC		1.00	1.00	1.00	395.00	395.00	1,540											
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.90	AC		1.00	1.00	1.00	85,000.00	85,000.00	331,500											
REVIEW DATE 01/01/2023 BY CD Total Acres: 10.49 Total Land Value: 535,330 Market: 331,500 Agricultural: 1,540 Common: 533,790 PRINTED 07/09/2026 BY SYS																												