PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2269/300
(EX PT IN OR 2564/1255)

DUNCAN LESLIE C
86154 PAGES DAIRY RD
YULEE, FL 32097

**2026**

**51-3N-27-0000-0037-0130**

## BUILDING CHARACTERISTICS

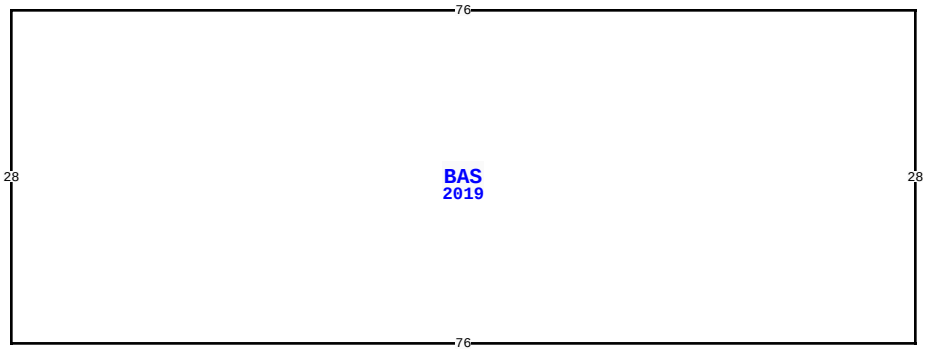
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 2,128 | 100 | 2019 | 2,128 | 202,015 |
| TOTALS | 2,128 | | | 2,128 | 202,015 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,128 | 117.2000 | 105.48 | 224,461 | 2019 | 2019 | 0 | 0 | 0 | 10.00 | 90.00 |

1 M/H 94+ 100% - 2020 Heated Area: 2128 HX Base Yr 2020




86154 PAGES DAIRY RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | 09/18/2025 KBA |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 202,015 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 570,000 |
| TOTAL MARKET VALUE | | 343,685 |
| SOH/AGL Deduction | | 183,962 |
| ASSESSED VALUE | | 159,723 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 103,312 |
| TOTAL JUST VALUE | | 772,015 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 759,552 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19006272 | MH MOVE-ON | 0 | 06/13/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2426/1684 | 1/20/2021 | QC | U | I | 11 | 100 |
| GRANTOR: SUMMERVILLE ERIC W | | | | | | |
| GRANTEE: DUNCAN LESLIE C | | | | | | |
| 2269/0300 | 4/16/2019 | WD | Q | V | 02 | 240,000 |
| GRANTOR: SMITH RICHARD WARREN | | | | | | |
| GRANTEE: DUNCAN LESLIE C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W76 S28 E76 N28$.

## 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 | 005000 | C | AGRICULTURAL | 100 | | OR | 0.00 | 0.00 | 1.52 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 136,800 | | | | | | | |
| 2 | 005901 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 14.05 | AC | | 1.00 | 1.00 | 1.00 | 200.00 | 200.00 | 2,810 | | | | | | | |
| 3 | 005501 | A | TIMBER 2 P S | 0 | | OR | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 515.00 | 515.00 | 2,060 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 18.05 | AC | | 1.00 | 1.00 | 0.60 | 40,000.00 | 24,000.00 | 433,200 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 19.57 Total Land Value: 141,670 Market: 433,200 Agricultural: 4,870 Common: 136,800 PRINTED 07/09/2026 BY SYS