PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2448/1070

GOLD SHERRY EST
86492 CARTESIAN POINTE DR
YULEE, FL 32097

2026

51-3N-27-0000-0037-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

86144 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,050
TOTAL MARKET VALUE	78,050
SOH/AGL Deduction	14,054
ASSESSED VALUE	63,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,996
TOTAL JUST VALUE	78,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2448/1070	4/01/2021	WD	Q	V	01	55,000
GRANTOR: LANE LAURENCE H & JEN						
GRANTEE: GOLD SHERRY						
2391/1688	9/11/2020	WD	Q	V	01	55,000
GRANTOR: SCHAFFER DARLENE F						
GRANTEE: LANE LAURENCE H & J						

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	0.86	AC		1.00	1.00	1.00	90,000.00	90,000.00	77,400							
2	009630	C	SWAMP	0		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	500.00	500.00	650							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 2.16 Total Land Value: 78,050 Market: 0 Agricultural: 0 Common: 78,050 PRINTED 07/09/2026 BY SYS