PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 32/437

KNIGHT JUANITA T
P O BOX 228
YULEE, FL 32041-0228

2026

51-3N-27-0000-0038-0000

BUILDING CHARACTERISTICS

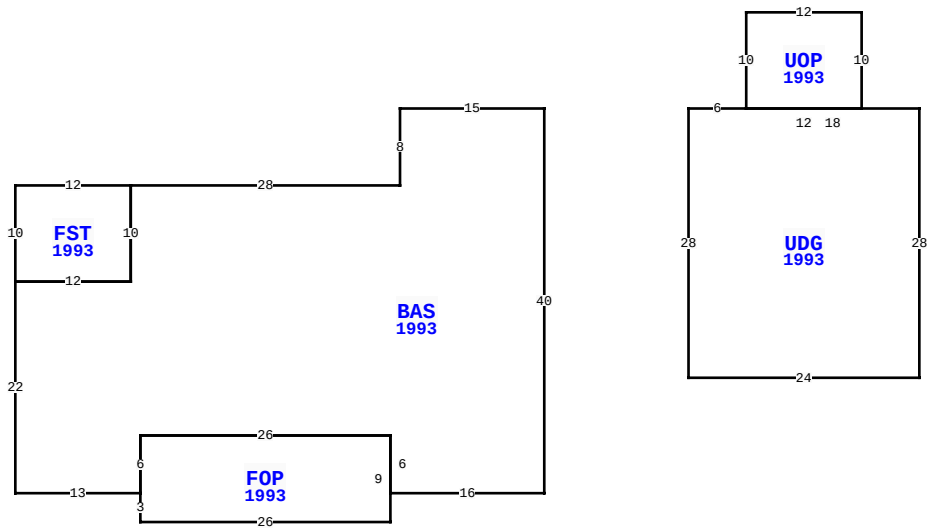
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	1,604	100	1993	1,604	138,452
FOP	234	30	1993	70	6,042
FST	120	55	1993	66	5,697
UDG	672	55	1993	370	31,937
UOP	120	20	1993	24	2,071
TOTALS	2,750			2,134	184,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	132.5940	139.22	297,095	1964	1969	0	0	0	38.00	62.00

1 SINGLE FAM 100% - 0 Heated Area: 1604 HX Base Yr



86242 PAGES DAIRY RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,199
TOTAL MARKET OB/XF VALUE		2,478
TOTAL LAND VALUE - MARKET		139,065
TOTAL MARKET VALUE		325,742
SOH/AGL Deduction		210,930
ASSESSED VALUE		114,812
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,401
TOTAL JUST VALUE		325,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25289	R/R	1,660	11/01/2011
485	CHNGE SRVC	2,600	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S8 W28 FST=[YR=1993] W12 S10 E12 N10$ S10 W12 S22 E13 FOP=[YR=1993] S3 E26 N9 W26 S6$ N6 E26 S6 E16 N40$ PTR= E15 UDG=[YR=1993] E6 UOP=[YR=1993] N10 E12 S10 W12$ E18 S28 W24 N28$ W15$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
4	0680	POLE SHED	0	100	12	18	216.00	SF	10.00	10.00	100	1980	1980	3	20	432	
5	0680	POLE SHED	0	100	18	8	144.00	SF	10.00	10.00	100	1996	1996	3	20	288	
6	0680	POLE SHED	0	100	18	8	144.00	SF	10.00	10.00	100	1996	1996	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 2,478

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	100	0006	OR	0.00	0.00	1.54	AC		1.00	1.00	1.00	90,000.00	90,000.00	138,600							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.93	AC		1.00	1.00	1.00	500.00	500.00	465							

REVIEW DATE 01/20/2023 BY NWA Total Acres: 2.47 Total Land Value: 139,065 Market: 0 Agricultural: 0 Common: 139,065 PRINTED 07/09/2026 BY SYS