PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2774/1813

MINARD DAKOTA/RANKIN CHRISTOPHER DAVID
86254 PAGES DAIRY RD
YULEE, FL 32097

2026

51-3N-27-0000-0039-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

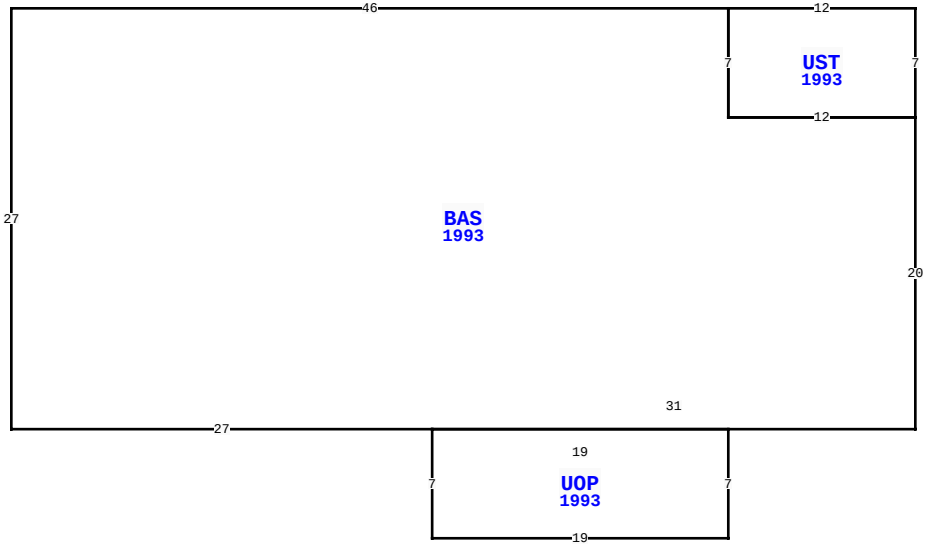
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1993	1,482	214,899
UOP	133	20	1993	27	3,915
UST	84	45	1993	38	5,510
TOTALS	1,699			1,547	224,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,547	135.4815	188.32	291,331	1977	1997	0	0	0	23.00	77.00

1 SNGL FAM 100% - 2026 Heated Area: 1482 HX Base Yr 2026



86254 PAGES DAIRY RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,325
TOTAL MARKET OB/XF VALUE		54,244
TOTAL LAND VALUE - MARKET		93,600
TOTAL MARKET VALUE		372,169
SOH/AGL Deduction		0
ASSESSED VALUE		372,169
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		320,758
TOTAL JUST VALUE		372,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0184	REPAIR/RRF	2,800	03/01/1994
6150	REMODEL	450	08/22/1989
5888	SWIM POOL	9,660	07/26/1989
4678	ADDITION	4,352	02/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2774/1813	3/14/2025	PR	U	I	19	419,000
GRANTOR: CAVISTON MARY BETH FA						
GRANTEE: MINARD DAKOTA						
2659/124	8/04/2023	WD	Q	I	01	405,000
GRANTOR: CARTER RAY						
GRANTEE: BROWN TERRY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N7 W46 S27 E27 UOP=[YR=1993] S7 E19 N7W19$ E31 N20$ UST=[YR=1993] N7 W12 S7E12$.

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
2	0680	POLE SHED	0	100	16	34	544.00	SF	10.00	10.00	100	1988	1988	3	20	1,088	
3	0940	SHEDS/PORT	0	100	20	24	480.00	SF	30.00	30.00	100	1978	1978	3	20	2,880	
4	0350	CARPORT WD	0	100	14	20	280.00	SF	13.00	13.00	100	1978	1978	3	20	728	
5	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1978	1978	3	20	600	
6	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	1985	1985	3	20	400	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500	
9	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	1995	1995	3	20	6,048	

LAND DESCRIPTION

TOTAL OB/XF 54,244

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	1.04	AC		1.00	1.00	1.00	90,000.00	90,000.00	93,600							

REVIEW DATE 01/20/2023 BY NWA Total Acres: 1.04 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 07/09/2026 BY SYS