PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 320/755

EDWARDS MICHAEL D & WENDY D
86276 PAGES DAIRY RD
YULEE, FL 32097

2026

51-3N-27-0000-0039-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

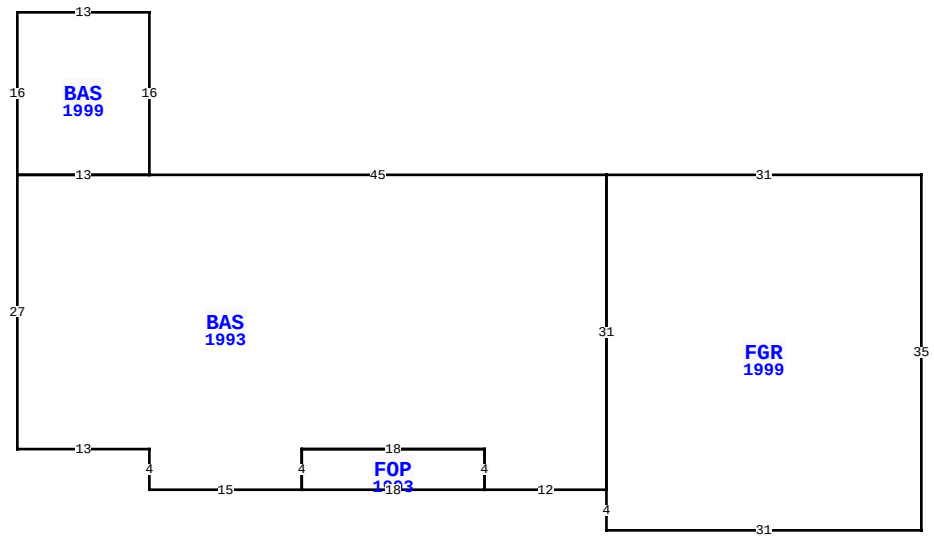
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1993	1,674	200,992
BAS	208	100	1999	208	24,974
FGR	1,085	55	1999	597	71,680
FOP	72	30	1993	22	2,642
TOTALS	3,039			2,501	300,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,501	102.3840	142.31	355,917	1980	2000	0	0	0	15.63	84.37

1 SNGL FAM 100% - 1981 Heated Area: 1882 HX Base Yr 1981



86276 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		300,287
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		391,757
SOH/AGL Deduction		219,187
ASSESSED VALUE		172,570
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,159
TOTAL JUST VALUE		391,757
NCON VALUE		24,203
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008839	DEMO/ REPLACE KIT	80,000	07/30/2024
E985412	CHNGE SRVC	1,000	11/01/1998
B9805332	ADDITION	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0320/0755	9/01/1980	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-31,0] W45 W13 S27 E13 S4 E15 N4 E18 S4 E12 N31 $
FGR=[YR=1999;ORIG=0,0] W31 S31 S4 E31 N35 $
BAS=[YR=1999;ORIG=-76,0] N16 W13 S16 E13 $
FOP=[YR=1993;ORIG=-61,31] E18 N4 W18 S4 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 05/28/2025 BY KW Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS