PT JOHN LOW GRANT
SEC 51-3N-27E IN OR 2211/1969
(EX UTIL & CONST ESMT'S IN

463185 SR 200 LLC
95032 SPRING TIDE LANE
FERNANDINA BEACH, FL 32034

2026

51-3N-27-0000-0043-0000

BUILDING CHARACTERISTICS

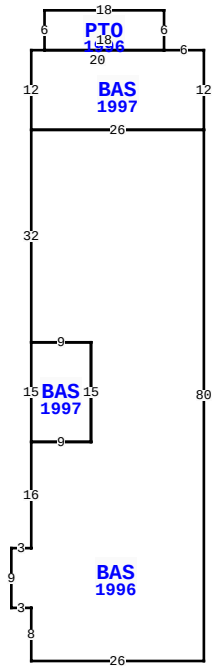
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1996	1,972	419,505
BAS	135	100	1997	135	28,719
BAS	312	100	1997	312	66,372
PTO	108	5	1996	5	1,064
TOTALS	2,527			2,424	618,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,424	146.9412	219.31	637,928	1996	2020	0	0	0	3.00	97.00

1 OFFICE 0% - 0 Heated Area: 2419 HX Base Yr



463185 SR 200, YULEE

BLD DATE	05/27/2025 KW	LGL DATE	05/11/2026 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	618,790
TOTAL MARKET OB/XF VALUE	36,886
TOTAL LAND VALUE - MARKET	292,200
TOTAL MARKET VALUE	947,876
SOH/AGL Deduction	469,089
ASSESSED VALUE	478,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,787
TOTAL JUST VALUE	947,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	879,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009688	REMODEL	145,000	02/05/2020
18009587	REMODEL	353,055	01/28/2019
M014947	FIRE SPRNK	2,200	04/01/2001
Z991285	OTHER	0	10/01/1999
95-2284	NEW CONSTR	358,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2211/1969	7/20/2018	WD	Q	I	01	315,000
GRANTOR: METCALF ALETHA F/K/A						
GRANTEE: 463185 SR 200 LLC						
1912/1560	3/27/2014	QC	U	I	11	100
GRANTOR: MCCLURE OIL COMPANY I						
GRANTEE: SHAVE ALETHA & TAMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W6 PTO=[YR=1996] N6 W18 S6 E18$ W20 S12
BAS=[YR=1996] S32 BAS=[YR=1997] S15 E9 N15 W9$ E9 S15 W9
S16 W3 S9 E3 S8 E26 N80 W26 $ E26 N12$.

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	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	2004	2004	3	20	840	
2	0400	CONC CURB	0	0	0	0	862.00	LF	15.00	15.00	100	1996	1996	3	76	9,827	
3	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1996	1996	3	76	133	
4	0421	CL FNC 3'	0	0	0	0	234.00	LF	4.00	4.00	100	1996	1996	3	32	300	
5	0803	ASPHALT C	0	0	0	0	14,235.00	SF	2.00	2.00	100	2000	2000	3	50	14,235	
6	0812	CONCRETE C	0	0	0	0	1,796.00	SF	4.00	4.00	100	1996	1996	3	68	4,885	
9	0965	SPRNK FIRE	0	0	0	0	8.00	UT	240.00	240.00	100	2001	2001	3	77	1,478	
10	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1996	1996	3	100	400	
11	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2006	2006	3	64	1,619	
12	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2006	2006	3	64	640	

TOTAL OB/XF 34,357

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0004	CI	100.00	268.00	24,350.00	SF		1.00	1.00	1.00	12.00	12.00	292,200							

REVIEW DATE 05/27/2025 BY KWA Total Acres: 0.00 Total Land Value: 292,200 Market: 0 Agricultural: 0 Common: 292,200 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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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
13	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	2020	2020	3	98	270	
14	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2006	2006	3	64	1,619	
15	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2006	2006	3	64	640	

LAND DESCRIPTION

TOTAL OB/XF 2,529

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

REVIEW DATE 05/27/2025 BY KWA Total Acres: 0.00 Total Land Value: 292,200 Market: 0 Agricultural: 0 Common: 292,200 PRINTED 07/09/2026 BY SYS