PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 284/570
(EX PT IN OR 729/184)

RAINEY LUCILLE ESTATE
C/O MICHAEL C MASON, 86013 CHARMED WAY
YULEE, FL 32097

2026

51-3N-27-0000-0044-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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

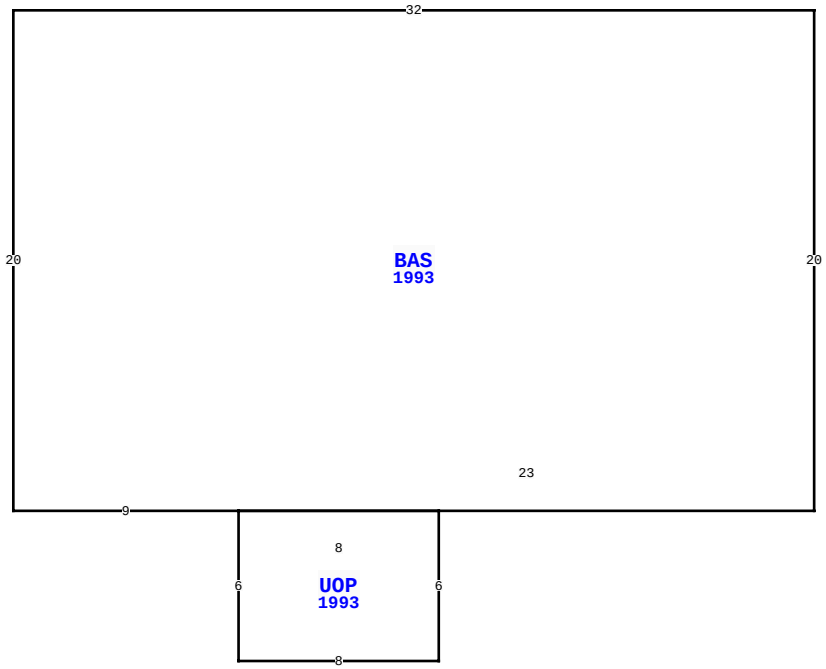
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	1993	640	38,771
UOP	48	20	1993	10	606
TOTALS	688			650	39,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	650	89.1000	93.56	60,814	1961	1961	0	0	0	35.25	64.75

1 SINGLE FAM 0% - 0 Heated Area: 640 HX Base Yr



86013 CHARMED WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,377
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	123,377
SOH/AGL Deduction	69,424
ASSESSED VALUE	53,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,953
TOTAL JUST VALUE	123,377
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/0813	3/26/2018	QC	U	I	11	100
GRANTOR: JOHNSON CAMEIL S						
GRANTEE: MASON MICHAEL C						
2100/1867	11/05/2015	QC	U	I	11	100
GRANTOR: HANKS DOROTHY RAINEY						
GRANTEE: JOHNSON CAMEIL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S20 E9 UOP=[YR=1993] S6 E8 N6W8$ E23 N20$.

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		CG	50.00	115.00	7,000.00	SF		1.00	1.00	1.00	12.00	12.00	84,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS