PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 231/614

BENTON JAMES S & ELIZABETH
P O BOX 194
YULEE, FL 32041-0194

2026

51-3N-27-0000-0060-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

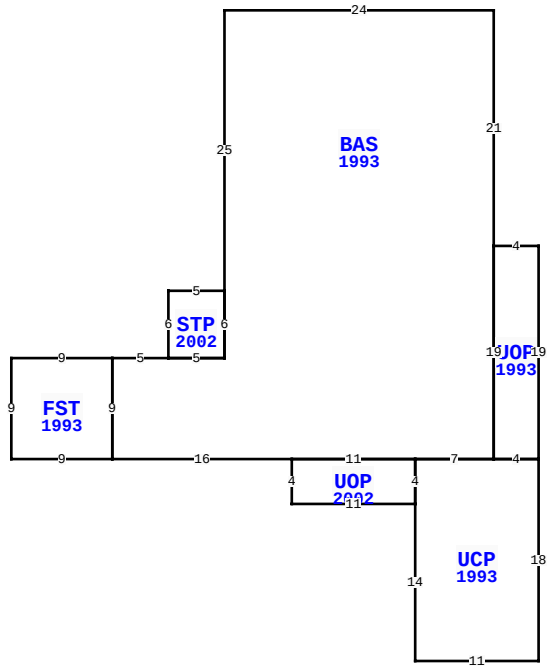
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	105,924
FST	81	55	1993	45	4,540
STP	30	10	2002	3	302
UCP	198	20	1993	40	4,035
UOP	76	20	1993	15	1,514
UOP	44	20	2002	9	908
TOTALS	1,479			1,162	117,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,162	120.0980	126.10	146,528	1959	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 1050 HX Base Yr



86520 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 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	117,222
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	98,100
TOTAL MARKET VALUE	215,322
SOH/AGL Deduction	35,952
ASSESSED VALUE	179,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,370
TOTAL JUST VALUE	215,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24903	REPAIR/RRF	6,737	07/01/2011
6719	CHNGE SRVC	0	06/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0231/0614	1/17/1977	WD	U	V		27,300

GRANTOR: DOWLING HOMER JESSE &
GRANTEE: BENTON JAMES S & EL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 S25 S6 W5 W5 S9 E16 E11 E7 N19 N21 $
UCP=[YR=1993;ORIG=-7,44] S14 E11 N18 W4 W7 S4 $
FST=[YR=1993;ORIG=-34,31] W9 S9 E9 N9 $
UOP=[YR=1993;ORIG=4,40] N19 W4 S19 E4 $
UOP=[YR=2002;ORIG=-18,40] S4 E11 N4 W11 $
STP=[YR=2002;ORIG=-24,25] W5 S6 E5 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RG-2	200.00	208.00	1.09	AC		1.00	1.00	1.00	90,000.00	90,000.00	98,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.09 Total Land Value: 98,100 Market: 0 Agricultural: 0 Common: 98,100 PRINTED 07/09/2026 BY SYS