LOT 4 EZELL ACRES PB 5/326 &
PT JOHN LOWE MILL GRANT
SEC 51-3N-27E PT OR 2542/369 & O

EDWARDS MICHAEL D EXEMPT TRUST/EDWARDS DONALD PATR
86456 TIRY LANE
YULEE, FL 32041

2026

51-3N-27-0497-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86217 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	04/28/2026 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,419,925
TOTAL MARKET VALUE	11,362
SOH/AGL Deduction	0
ASSESSED VALUE	11,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,362
TOTAL JUST VALUE	1,419,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,443,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2790/478	5/27/2025	SW	U	V	11	100
GRANTOR: TIRY LLC						
GRANTEE: EDWARDS DONALD PATR						
2739/1503	7/11/2024	SW	U	V	11	100
GRANTOR: TIRY LLC						
GRANTEE: EDWARDS DONALD P						

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

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	005600	A	TIMBER 3 N S	0		RSF-2	0.00	0.00	24.00	AC		1.00	1.00	1.00	395.00	395.00	9,480							
2	005901	A	HARDWOOD SI	0		RSF-2	0.00	0.00	9.41	AC		1.00	1.00	1.00	200.00	200.00	1,882							
3	009910	M	MARKET VALUE	0		RSF-2	0.00	0.00	33.41	AC		1.00	1.00	0.50	85,000.00	42,500.00	1,419,925							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 33.41 Total Land Value: 11,362 Market: 1,419,925 Agricultural: 11,362 Common: 0 PRINTED 07/09/2026 BY SYS