PT OF LOT 1 IN OR 402/277
BEING PARCEL #1 (EX PT IN
IN OR 836/1 & PBK 7/145)

PAGE DONNA
97085 JIMMY PAGE ROAD
YULEE, FL 32097

2023

37-3N-27-4680-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	03	Quality Level 03

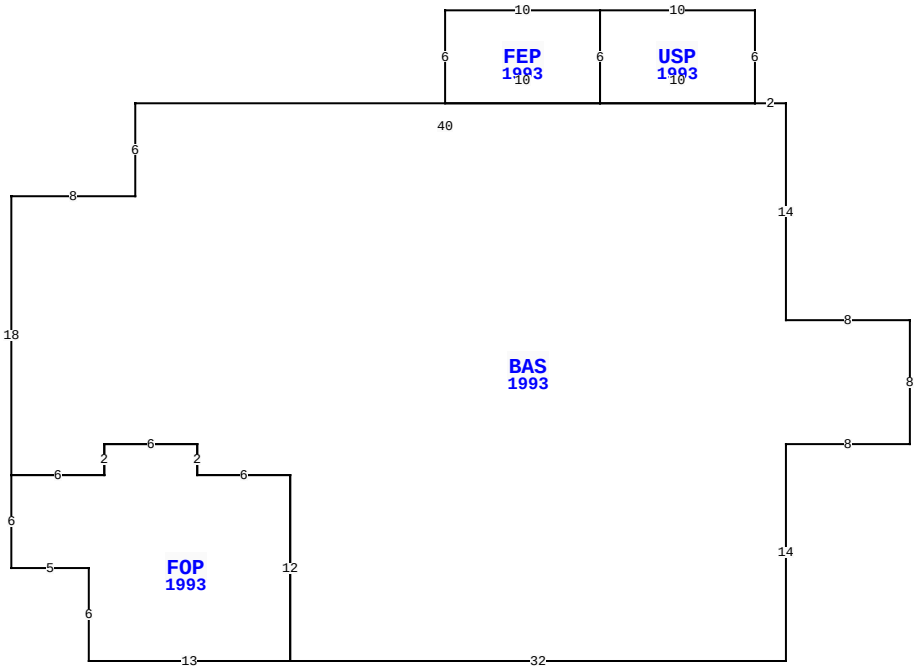
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	1,588	114,760
FEP	60	80	48	3,469
FOP	198	30	59	4,264
USP	60	30	18	1,301
TOTALS	1,906		1,713	123,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,713	102.0000	92.06	157,699	1965	1965	0	0	0	21.50	78.50

1 SINGLE FAM – 0% - 0 Heated Area: 1588 HX Base Yr



87468 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	123,794
TOTAL MARKET OB/XF VALUE	3,976
TOTAL LAND VALUE - MARKET	124,800
TOTAL MARKET VALUE	252,570
SOH/AGL Deduction	28,311
ASSESSED VALUE	224,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,259
TOTAL JUST VALUE	252,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2443/1818	3/17/2021	FJ	U	I	11	100
GRANTOR: PAGE JOYCE VIVIAN EST						
GRANTEE: PAGE DONNA						
2443/1816	3/17/2021	FJ	U	I	11	100
GRANTOR: PAGE JOYCE VIVIAN EST						
GRANTEE: PAGE DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 USP=[YR=1993] N6 W10 FEP=[YR=1993] W10 S6 E10 N6$ S6 E10$ W40 S6 W8 S18 FOP=[YR=1993] S6 E5 S6 E13 N12 W6 N2 W6 S2 W6$ E6 N2 E6 S2 E6 S12 E32 N14 E8 N8 W8 N14$.

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	0511	GARAGE CB-	0	0	24	16	384.00	SF	24.00	24.00	100	1980	1980	3	35	3,226	
2	1242	WD DECK A	0	0	18	18	324.00	SF	10.00	10.00	100	1987	1987	3	20	648	
3	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	1980	1980	3	35	102	

LAND DESCRIPTION

TOTAL OB/XF 3,976

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.56	AC		1.00	1.00	1.00	80,000.00	80,000.00	124,800							

REVIEW DATE 05/24/2018 BY SBX Total Acres: 1.56 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 08/02/2023 BY SYS