

PT OF LOT 107
IN OR 1350/1245
NORTH YULEE PB 2/26

KIRBY SHAWN P
86105 PAGES DAIRY ROAD
YULEE, FL 32097

2023

50-3N-27-4720-0107-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	1,110	87,094
FOP	333	30	100	7,846
FSP	360	40	144	11,299
FUS	282	100	282	22,127
UST	84	45	38	2,982
TOTALS	2,169		1,674	131,347

EXTRA FEATURES							
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	1242	WD DECK A	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	107.0000	96.57	161,658	1997	1997	0	0	0	18.75	81.25
1 SINGLE FAM - 100% - 2006 Heated Area: 1392 HX Base Yr 2006												

86105 PAGES DAIRY RD, YULEE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		131,347	
TOTAL MARKET OB/XF VALUE		3,704	
TOTAL LAND VALUE - MARKET		89,600	
TOTAL MARKET VALUE		224,651	
SOH/AGL Deduction		103,467	
ASSESSED VALUE		121,184	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		66,184	
TOTAL JUST VALUE		224,651	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		174,788	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973835	NEW CONSTR	50,000	04/01/1997
96 3229	NEW CONSTR	55,860	08/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1245	9/16/2005	WD	Q	I		189,000
GRANTOR: KNIGHT DAVID W						
GRANTEE: KIRBY SHAWN P & MIC						
1340/0107	8/09/2005	WD	U	I	01	100
GRANTOR: KNIGHT JUANITA T						
GRANTEE: KNIGHT DAVID W						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FSP=[YR=2005] W30 UST=[YR=2005] W7 S12 BAS=[YR=1997] S30 FOP=[YR=1997] S9 E37 N9 W37 \$ E37 N30 W37 \$ E7 N12 \$ S12 E30 N12 \$ PTR= E15 FUS=[YR=2005] E22 S18 W3 N6 W19 N12 \$ W15 \$.												