PT OF LOT 107
IN OR 1871/821
NORTH YULEE PB 2/26

KNIGHT WESLEY F & KAREN M
PO BOX 893
YULEE, FL 32041-0893

2023

50-3N-27-4720-0107-0020

BUILDING CHARACTERISTICS

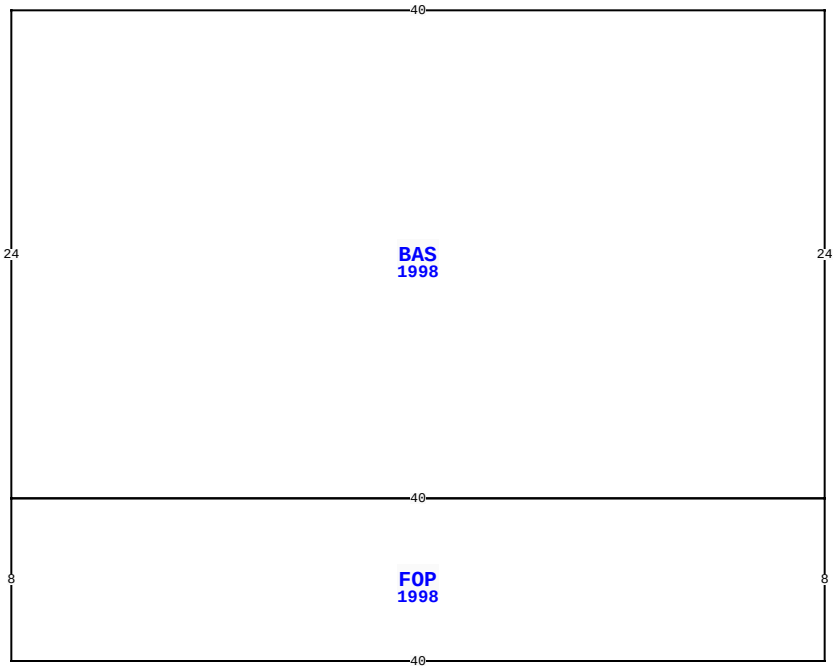
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	960	100	960	87,355
FOP	320	30	96	8,735
TOTALS	1,280		1,056	96,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,056	122.9600	110.97	117,184	1998	1998	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 1999 Heated Area: 960 HX Base Yr 1999



86115 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		96,091
TOTAL MARKET OB/XF VALUE		16,202
TOTAL LAND VALUE - MARKET		88,800
TOTAL MARKET VALUE		201,093
SOH/AGL Deduction		109,677
ASSESSED VALUE		91,416
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,416
TOTAL JUST VALUE		201,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633121	GARAGE	24,547	09/30/2016
R1615217	REPAIR/RRF	10,000	08/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1871/0821	7/23/2013	QC	U	I	11	12,100
GRANTOR: KNIGHT WESLEY F & KAR						
GRANTEE: KNIGHT WELSEY F & K						
1871/0820	7/23/2013	QC	U	I	11	100
GRANTOR: KNIGHT JUANITA G						
GRANTEE: KNIGHT WESLEY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 S24 FOP=[YR=1998] S8 E40 N8 W40$ E40 N24$.

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	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	1998	1998	3	20	32	
2	0510	GARAGE WD-	0	100	25	22	550.00	SF	35.00	35.00	100	2016	2016	3	84	16,170	

LAND DESCRIPTION

TOTAL OB/XF 16,202

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	100			0.00	0.00	1.11	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,800							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 1.11 Total Land Value: 88,800 Market: 0 Agricultural: 0 Common: 88,800 PRINTED 08/02/2023 BY SYS