IN OR 1160/712 R334093
FPL ESMT IN OR 397/735
R334091 & R334092

MCNEIL YVONNE H L/E/
86694 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

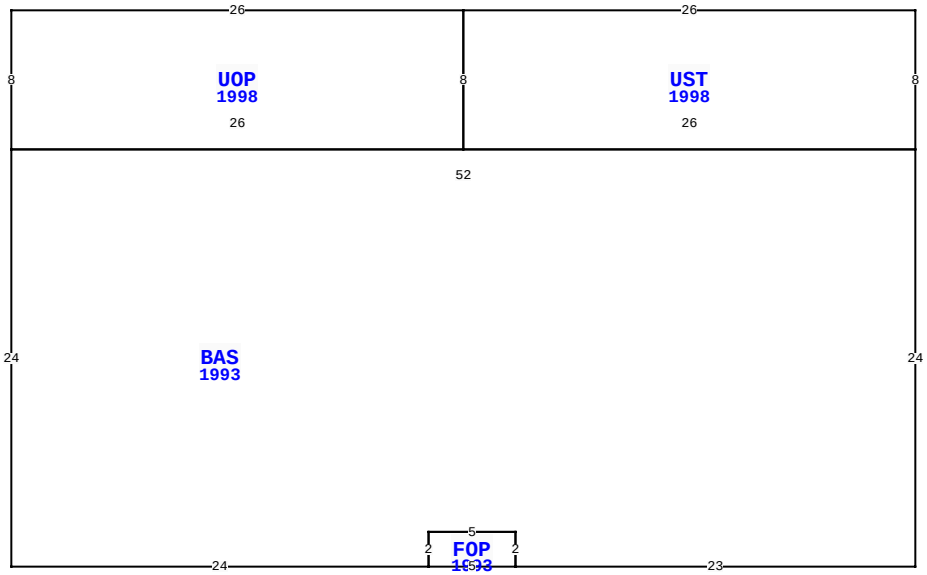
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,238	100	1,238	29,935
FOP	10	30	3	73
UOP	208	25	52	1,257
UST	208	55	114	2,756
TOTALS	1,664		1,407	34,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,407	124.0000	80.60	113,404	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1238 HX Base Yr



86694 PAGES DAIRY RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,558
TOTAL MARKET OB/XF VALUE		3,857
TOTAL LAND VALUE - MARKET		319,200
TOTAL MARKET VALUE		367,615
SOH/AGL Deduction		277,886
ASSESSED VALUE		89,729
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		34,729
TOTAL JUST VALUE		367,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1160/0712	8/07/2003	QC	U	I	01	100
GRANTOR: MCNEIL PETER & SHIRLE						
GRANTEE: THE MCNEIL FAMILY R						
0383/0700	3/01/1983	WD	Q	V		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1998] W26 UOP=[YR=1998] W26 S8 BAS=[YR=1993] S24 E24 FOP=[YR=1993] E5 N2 W5 S2$ N2 E5 S2 E23 N24 W52$ E26 N8$ S8 E26 N8$.

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
2	0681	POLE SHED	0	100	40	16	640.00	SF	15.00	15.00	100	1991	1991	3	20	1,920	
3	0351	CARPORT MT	0	100	40	15	600.00	SF	10.00	10.00	100	1994	1994	3	20	1,200	
4	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1984	1984	3	20	288	
5	0351	CARPORT MT	0	100	20	12	240.00	SF	8.50	8.50	100	2003	2003	3	22	449	

LAND DESCRIPTION

TOTAL OB/XF 3,857

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	000102	C	SFR/MH	100		OR	0.00	0.00	3.99	AC		1.00	1.00	1.00	80,000.00	80,000.00	319,200							

REVIEW DATE 08/31/2022 BY NWA Total Acres: 3.99 Total Land Value: 319,200 Market: 0 Agricultural: 0 Common: 319,200 PRINTED 08/02/2023 BY SYS

IN OR 1160/712 R334093
FPL ESMT IN OR 397/735
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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

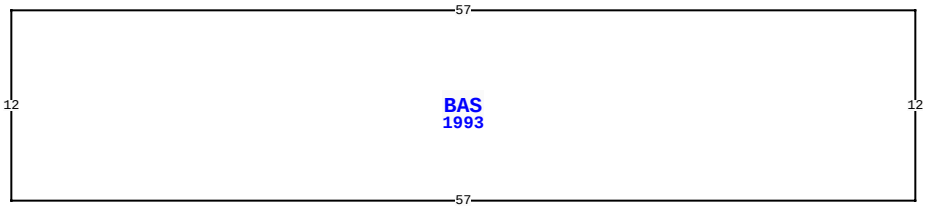
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	684	10,537
TOTALS	684		684	10,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	684	79.0000	51.35	35,123	1970	1970	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 684 HX Base Yr



86694 PAGES DAIRY RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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0383/0700	3/01/1983	WD	Q	V		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S12 E57 N12$.

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

REVIEW DATE 08/31/2022 BY NWA Total Acres: 3.99 Total Land Value: 319,200 Market: 0 Agricultural: 0 Common: 319,200 PRINTED 08/02/2023 BY SYS