IN OR 876/422
PAR 12-2 & 12-6
2005 GEN-CYPRESS DW/MH

MCDOUGALD SCOTT & SHERRI R
PO BOX 892
YULEE, FL 32041-0892

2023

51-3N-27-0000-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

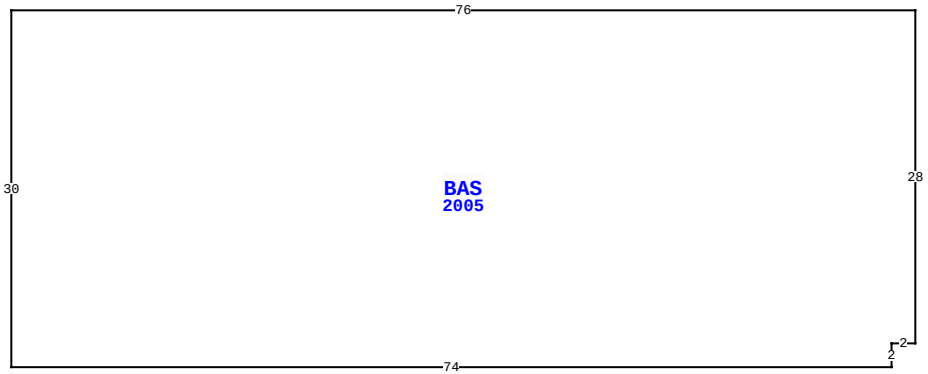
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2,276	108,299
TOTALS	2,276		2,276	108,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,276	117.2000	82.04	186,723	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2000 Heated Area: 2276 HX Base Yr 2000



86151 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,299
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,600
TOTAL MARKET VALUE		205,899
SOH/AGL Deduction		98,470
ASSESSED VALUE		107,429
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,429
TOTAL JUST VALUE		205,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044510	MH MOVE-ON	0	12/23/2005
E0514175	ELEC OTHER	0	02/01/2005
M0509113	MECH OTHER	0	02/01/2005
P0408835	OTHER	0	12/01/2004
207	MH MOVE-ON	7,500	09/01/1993
7503	MH MOVE-ON	1,500	10/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0393	2/26/2020	LE	U	I	11	100
GRANTOR: DAVIS DENNIS D & THEM						
GRANTEE: THEM THAT TRUST						
0876/0422	3/26/1999	WD	Q	I		31,000
GRANTOR: EZELL BEATRICE C						
GRANTEE: MCDOUGLAD SCOTT M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E74 N2 E2 N28 $.

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	80,000.00	80,000.00	97,600							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 1.22 Total Land Value: 97,600 Market: 0 Agricultural: 0 Common: 97,600 PRINTED 08/02/2023 BY SYS