

IN OR 22/159 & OR 124/181
(PARCEL 13-2 & 13-3)
R583306 & R583307

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

51-3N-27-0000-0013-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	10	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 8600 COUNTY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,047	100	4,047	368,309
CAN	36	30	11	1,001
CAN	597	30	179	16,290
FGR	1,056	60	634	57,699
FGR	297	60	178	16,199
STP	30	10	3	273

TOTALS 6,063 5,052 459,771

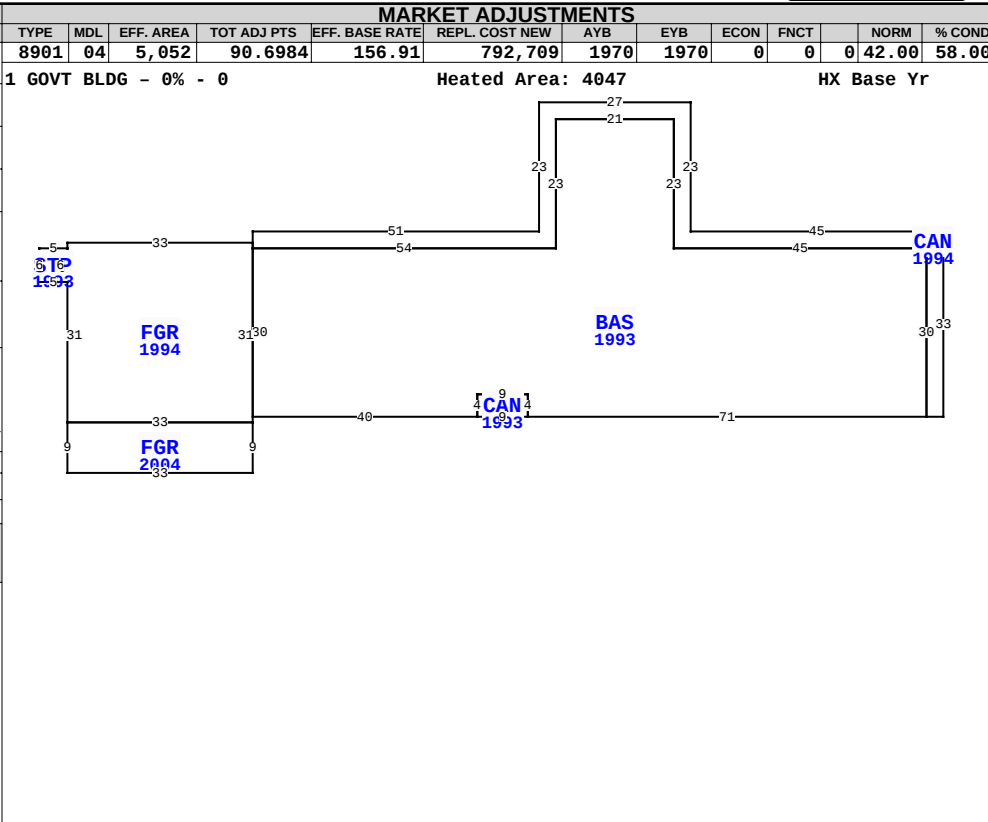
EXTRA FEATURES

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
1	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1970	1970	3	20	257	
2	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1970	1970	3	22	92	
3	0803	ASPHALT C	0	0	0	0	11,293.00	SF	2.00	2.00	100	1970	1970	3	50	11,293	
4	0812	CONCRETE C	0	0	0	0	1,295.00	SF	4.00	4.00	100	1988	1988	3	57	2,953	
5	0810	CONCRETE A	0	0	32	10	320.00	SF	6.50	6.50	100	2004	2004	3	86	1,789	
6	0819	CONC 12"	0	0	0	0	288.00	SF	9.50	9.50	100	2004	2004	3	86	2,353	
7	0462	ST/AL FNC	0	0	39	3	117.00	SF	10.00	10.00	100	2004	2004	3	40	468	
8	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1999	1999	3	84	105	
9	0478	VF 6 SLAT	0	0	42	0	42.00	LF	15.00	15.00	100	2012	2012	3	85	536	
10	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0		GU	295.00	370.00	87,120.00	SF		1.00	1.00	1.00	3.00	3.00	261,360							

REVIEW DATE 06/21/2022 BY KK



86028 PAGES DAIRY RD, YULEE

BLD DATE	06/21/2022	KK	LGL DATE	
XF DATE	06/21/2022	KK	LAND DATE	
INC DATE			AG DATE	

04/03/2023 DCA

D

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,186,542	
TOTAL MARKET OB/XF VALUE		44,515	
TOTAL LAND VALUE - MARKET		261,360	
TOTAL MARKET VALUE		1,492,417	
SOH/AGL Deduction		674,664	
ASSESSED VALUE		817,753	
TOTAL EXEMPTION VALUE		03	817,753
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,492,417	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		997,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002962	ROOF	146,035	02/23/2022
B21867	MODULAR	0	10/29/2008
C21867	MODULAR	0	10/29/2008
P13481	OTHER	0	09/01/2008
B21611	DEMOLITION	2,360	07/01/2008
M13730	MECH OTHER	0	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

A

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] E3N33W45N23W27S23W51S3
E54N23E21S23E45S30\$BAS=[YR=1993] N30
W45N23W21S23W54FGR=[YR=1994] N1W33S1 STP=[YR=1993]
W5S6E5N6\$S31E33 FGR=[YR=2004] W33S9E33N9\$N31\$S30E40
CAN=[YR=1993] E9N4W9S4\$N4E9S4E71\$.

Total Acres: 0.00 Total Land Value: 261,360 Market: 0 Agricultural: 0 Common: 261,360 PRINTED 08/02/2023 BY SYS

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