IN OR 2318/548

WALTERS KENNETH J JR & CANDACE
86082 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-0000-0021-0010

BUILDING CHARACTERISTICS

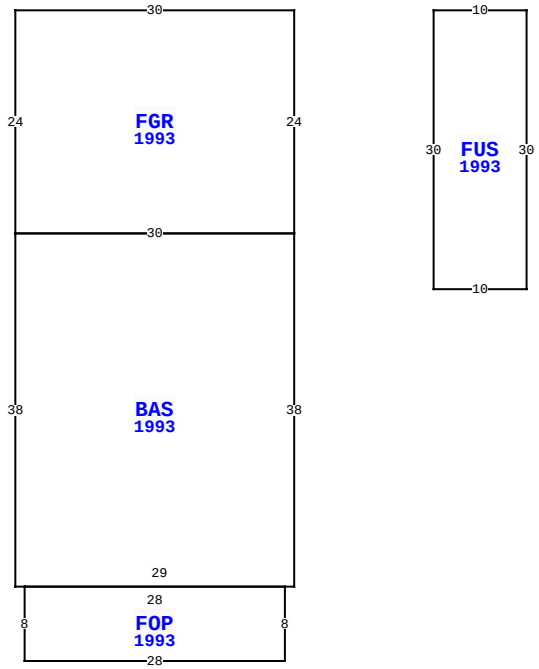
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	13	STAND SEAM 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,140	100	1,140	84,440
FGR	720	55	396	29,332
FOP	224	30	67	4,963
FUS	300	100	300	22,221
TOTALS	2,384		1,903	140,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,903	109.8000	99.09	188,568	1930	1950	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1440 HX Base Yr 2021



86082 PAGES DAIRY RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		140,955
TOTAL MARKET OB/XF VALUE		6,832
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		227,787
SOH/AGL Deduction		108,832
ASSESSED VALUE		118,955
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,955
TOTAL JUST VALUE		227,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V9900037	OTHER	9,700	04/01/1999
960554	REPAIR/RRF	3,500	12/01/1996
940790	REMODEL	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0548	10/30/2019	WD	Q	I	01	152,000
GRANTOR: LAWSON ANGELA PARKS &						
GRANTEE: WALTERS KENNETH J J						
2065/1766	8/12/2016	QC	U	I	11	100
GRANTOR: FLOWERS EARL J						
GRANTEE: LAWSON ANGELA PARKS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W30 S24 BAS=[YR=1993] S38 E1 FOP=[YR=1993] S8 E28 N8 W28 $ E29 N38 W30 $ E30 N24 $ PTR= E15 FUS=[YR=1993] E10 S30 W10 N30 $ W15 $.

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	0940	SHEDS/PORT	0	100	18	12	216.00	SF	20.10	20.10	100	1983	1983	3	20	868	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
4	0510	GARAGE WD-	0	100	22	26	572.00	SF	35.00	35.00	100	1960	1960	3	20	4,004	

LAND DESCRIPTION

TOTAL OB/XF 6,832

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		RS-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS