IN OR 2473/114

MAINOR JULIE
PO BOX 66
YULEE, FL 32041

2023

51-3N-27-0000-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

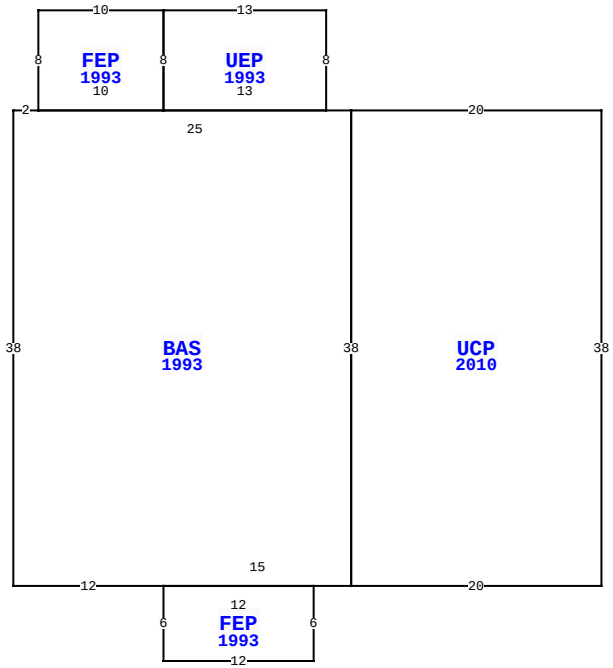
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100	1,026	46,845
FEP	72	80	58	2,648
FEP	80	80	64	2,922
UCP	760	20	152	6,940
UEP	104	60	62	2,831
TOTALS	2,042		1,362	62,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	89.5440	80.81	110,063	1940	1950	0	0	0	43.50	56.50

1 SINGLE FAM – 0% - 0 Heated Area: 1026 HX Base Yr



BLD DATE	04/04/2011	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86098 PAGES DAIRY RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	62,186
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	117,186
SOH/AGL Deduction	29,936
ASSESSED VALUE	87,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,250
TOTAL JUST VALUE	117,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23616	CARPORT	500	05/01/2010
E006669	CHNGE SRVC	0	02/01/2000
3914	N/A	19,848	03/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/0114	6/08/2021	TD	U	I	11	100
GRANTOR: PARKER REVOCABLE LVG						
GRANTEE: MAINOR JULIE						
2009/0522	10/16/2015	WD	Q	I	01	55,000
GRANTOR: TURNER S JOAN						
GRANTEE: THE PARKER REVOCABL						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W13 FEP=[YR=1993] W10 S8 BAS=[YR=1993] W2 S38 E12 FEP=[YR=1993] S6 E12 N6 W12$ E15 UCP=[YR=2010] E20 N38 W20 S38$ N38 W25$ E10 N8$ S8 E13 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

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	000100	C	SFR	0		RS-2	106.00	170.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 12/13/2022 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS