PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2269/300
(EX PT IN OR 2564/1255)

DUNCAN LESLIE C
86154 PAGES DAIRY RD
YULEE, FL 32097

2023

51-3N-27-0000-0037-0130

BUILDING CHARACTERISTICS

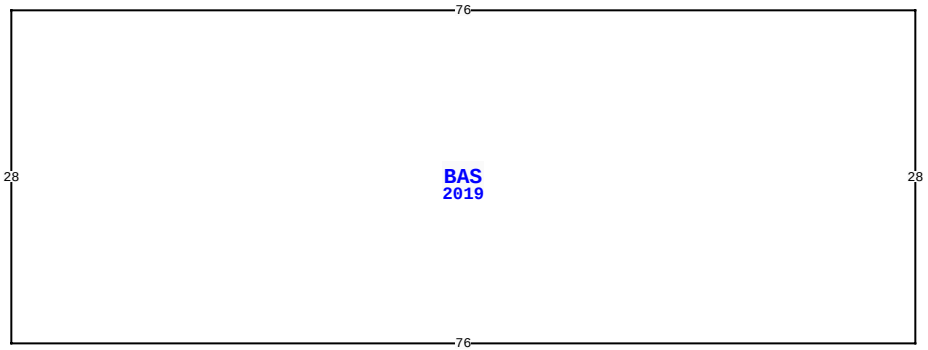
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	169,344
TOTALS	2,128		2,128	169,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	117.2000	82.04	174,581	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 2128 HX Base Yr 2020



86154 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/15/2020 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,344
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		554,800
TOTAL MARKET VALUE		296,265
SOH/AGL Deduction		148,679
ASSESSED VALUE		147,586
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		92,586
TOTAL JUST VALUE		724,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006272	MH MOVE-ON	0	06/13/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2426/1684	1/20/2021	QC	U	I	11	100
GRANTOR: SUMMERVILLE ERIC W						
GRANTEE: DUNCAN LESLIE C						
2269/0300	4/16/2019	WD	Q	V	02	240,000
GRANTOR: SMITH RICHARD WARREN						
GRANTEE: DUNCAN LESLIE C						

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S28 E76 N28$.

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	005000	C	RURAL HOME	100			0.00	0.00	1.52	AC		1.00	1.00	1.00	80,000.00	80,000.00	121,600							
2	005901	A	HARDWOOD SI	0			0.00	0.00	14.05	AC		1.00	1.00	1.00	225.00	225.00	3,161							
3	005501	A	TIMB2-2 SI	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	540.00	540.00	2,160							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	18.05	AC		1.00	1.00	0.60	40,000.00	24,000.00	433,200							

REVIEW DATE 06/14/2022 BY KBA Total Acres: 19.57 Total Land Value: 126,921 Market: 433,200 Agricultural: 5,321 Common: 121,600 PRINTED 08/02/2023 BY SYS