PT JOHN LOWE MILL GRANT
SEC 51-3N-27E PT OR 2542/353

EDWARDS MICHAEL D EXEMPT TRUST/EDWARDS MICHAEL D T
86276 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-0000-0039-0000

BUILDING CHARACTERISTICS

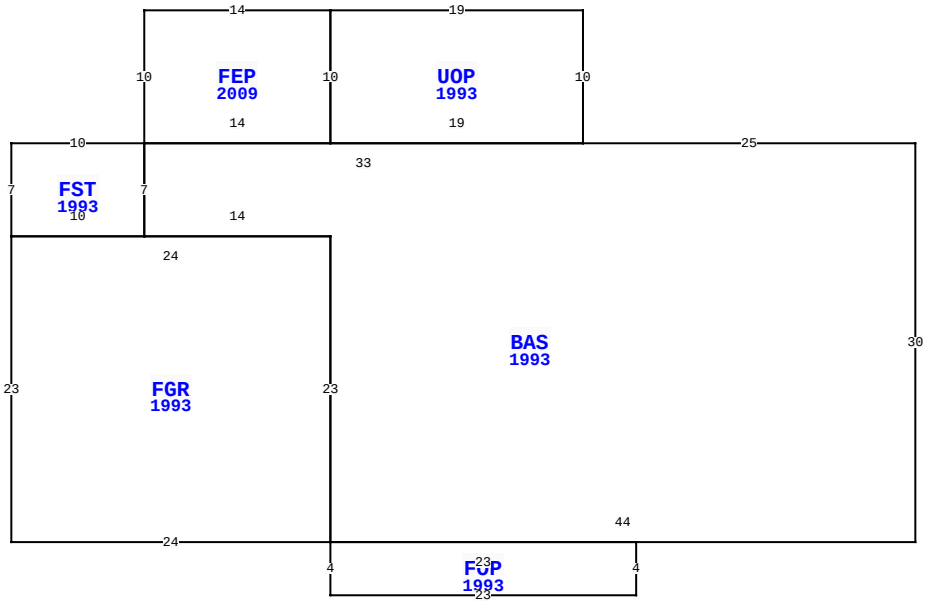
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,418	100	1,418	134,198
FEP	140	80	112	10,599
FGR	552	55	304	28,770
FOP	92	30	28	2,650
FST	70	55	38	3,596
UOP	190	20	38	3,596
TOTALS	2,462		1,938	183,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	125.5870	113.34	219,653	1985	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1418 HX Base Yr



86288 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	183,410
TOTAL MARKET OB/XF VALUE	32,179
TOTAL LAND VALUE - MARKET	92,800
TOTAL MARKET VALUE	308,389
SOH/AGL Deduction	0
ASSESSED VALUE	308,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,389
TOTAL JUST VALUE	308,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24726	ADDITION	2,500	05/01/2011
B21688	REMODEL	26,236	07/01/2008
8205	CHNGE SRVC	3,700	06/02/1992
8109	REMODEL	1,000	05/21/1992
7124	NEW CONSTR	500	12/19/1990
6737	XFOB	21,600	09/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0538	5/03/2022	TD	U	I	11	100
GRANTOR: EDWARDS MARGARET D RE						
GRANTEE: EDWARDS MICHAEL D E						
2542/0353	1/21/2022	TD	U	I	11	100
GRANTOR: EDWARDS MARGARET D RE						
GRANTEE: EDWARDS MICHAEL D E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 UOP=[YR=1993] N10 W19 FEP=[YR=2009] W14 S10 FST=[YR=1993] W10 S7 FGR=[YR=1993] S23 E24 FOP=[YR=1993] S4 E23 N4 W23$ N23 W24$ E10 N7$ E14 N10$ S10 E19$ W33 S7 E14 S23 E44 N30$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0811	CONCRETE B	0	0	0	0	1,159.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,983	
3	0811	CONCRETE B	0	0	0	0	1,926.00	SF	5.20	5.20	100	1989	1989	3	59.5	5,959	
4	0810	CONCRETE A	0	0	0	0	871.00	SF	6.50	6.50	100	2009	2009	3	91	5,152	
5	0803	ASPHALT C	0	0	0	0	13,780.00	SF	2.00	2.00	100	2005	2005	3	58	15,985	

LAND DESCRIPTION

TOTAL OB/XF 32,179

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	0	0006	OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	80,000.00	80,000.00	92,800							

REVIEW DATE 01/20/2023 BY NWA Total Acres: 1.16 Total Land Value: 92,800 Market: 0 Agricultural: 0 Common: 92,800 PRINTED 08/02/2023 BY SYS