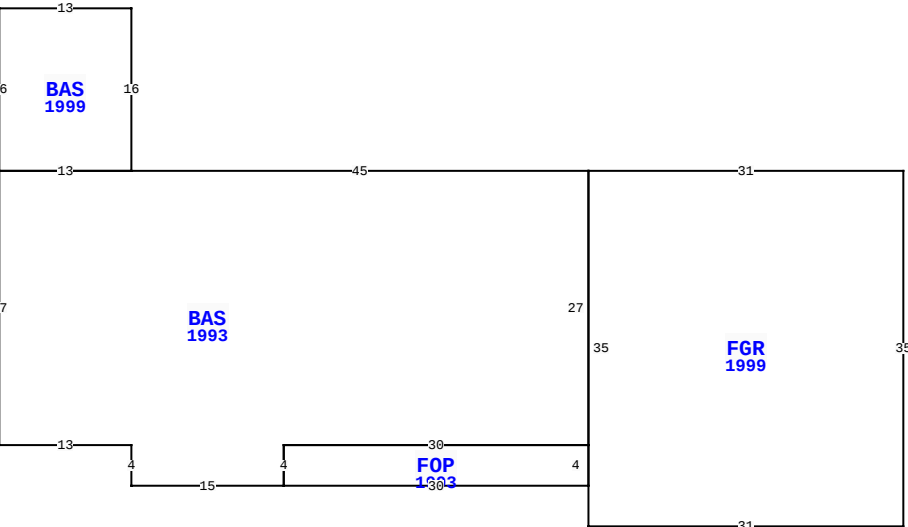
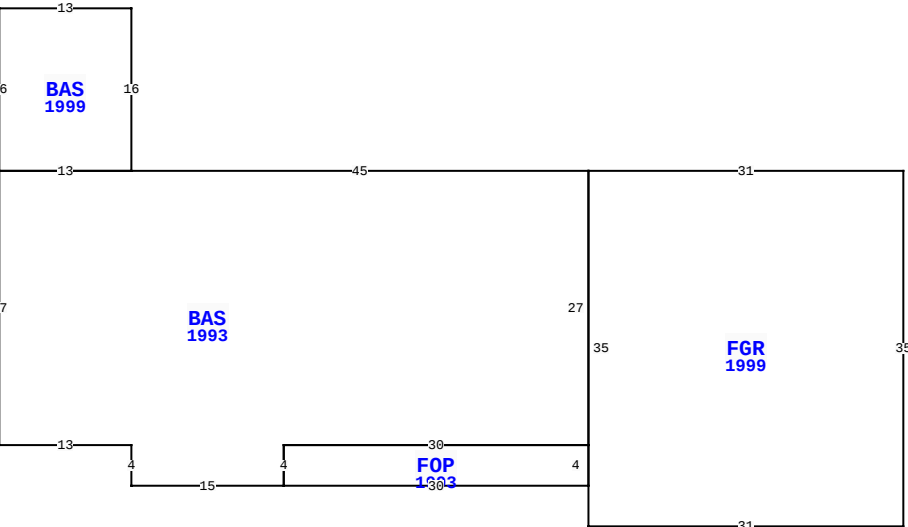


EDWARDS MICHAEL D & WENDY D
86276 PAGES DAIRY RD
YULEE, FL 32097

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		08	WD ON PLY 50		0100	01	2,467	110.3520	99.59	245,689	1980	1988	0	0	0	24.60	75.40	VALUATION BY		STANDARD									
Exterior Wall		20	FACE BRICK 50		1 SINGLE FAM - 100% - 1981													Heated Area: 1834					HX Base Yr 1981						
Roof Structure		03	GABLE/HIP 100															BUILDING MARKET VALUE					185,250						
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE					21,659						
Interior Wall		05	DRYWALL 100															TOTAL LAND VALUE - MARKET					80,000						
Interior Floor		14	CARPET 60															TOTAL MARKET VALUE					286,909						
Interior Floor		12	HARDWOOD 40															SOH/AGL Deduction					150,603						
Air Condition		03	CENTRAL 100															ASSESSED VALUE					136,306						
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE					HX HB 50,000						
Bedrooms			2 100															BASE TAXABLE VALUE					86,306						
Bathrooms			2 100															TOTAL JUST VALUE					286,909						
Frame		02	WOOD FRAME 100															NCON VALUE					0						
Stories		1.	1. 100		INCOME VALUE																								
Units			0 100		PREVIOUS YEAR MKT VALUE					204,581																			
BUD8 Adjustme		04	DIST 01 100																										
Occupancy		00	NONE 100																										
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		4053.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,626	100	1,626	122,097																									
BAS	208	100	208	15,619																									
FGR	1,085	55	597	44,829																									
FOP	120	30	36	2,703																									
TOTALS		3,039		2,467	185,250																								
EXTRA FEATURES					86276 PAGES DAIRY RD, YULEE										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
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	0810	CONCRETE A	0 100	0	0	180.00	SF	6.50	6.50	100	1980	1980	3	35	410														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715														
3	0962	SKYLIGHT	0 100	0	0	6.00	UT	250.00	250.00	100	1999	1999	3	79	1,185														
4	0812	CONCRETE C	0 100	0	0	5,734.00	SF	4.00	4.00	100	2000	2000	3	80	18,349														