

A/K/A LOT 17
OR 682/1824 &
CASE 00-88-CP-1336/748

IREDELL SHIRLEY M L/E
86512 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-0000-0060-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	2 100
Bathrooms	2	2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,309	100	1,309	96,632
BAS	384	100	384	28,348
FOP	14	30	4	295
STP	44	10	4	295
UCP	189	20	38	2,805
USP	242	30	73	5,389

TOTALS	2,182		1,812	133,765
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0350	CARPORT WD	0 100	20	24	480.00	SF	13.00	
2	0810	CONCRETE A	0 100	0	0	683.00	SF	6.50	
3	0811	CONCRETE B	0 100	0	0	960.00	SF	5.20	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RG-2	100.00	245.00	0.56

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,812	123.0000	111.01	201,150	1969	1975	0	0	0 33.50	66.50	
1 SINGLE FAM - 100% - 0												
Heated Area: 1693												
HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/20/2023 MLU												

86512 PAGES DAIRY RD, YULEE												
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		133,765	
TOTAL MARKET OB/XF VALUE		10,179	
TOTAL LAND VALUE - MARKET		53,760	
TOTAL MARKET VALUE		197,704	
SOH/AGL Deduction		92,990	
ASSESSED VALUE		104,714	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		49,714	
TOTAL JUST VALUE		197,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,190	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0682/1824	6/16/1993	WD	U	I	07
GRANTOR: DEPT OF HOUSING					
GRANTEE: IREDELL DAVID S					
0679/0727	4/22/1993	WD	U	I	05
GRANTOR: DEPT OF HOUSING					
GRANTEE: TREDELL DAVID S					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W27 USP=[YR=2002] N11 W22 S11 E22\$ W22 BAS=[YR=2002] W16 S3 UCP=[YR=1993] W9 S21 E9 N21\$ S21 E16 N24\$ S27 E17 STP=[YR=2002] S4 E11 N4 W2 FOP=[YR=1993] N2 W7 S2 E7\$ W9\$ E2 N2 E7 S2 E23 N27\$.									