PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2068/1367

PAGE SUMMER
86548 PAGES DAIRY RD
YULEE, FL 32097

2023

51-3N-27-0000-0064-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

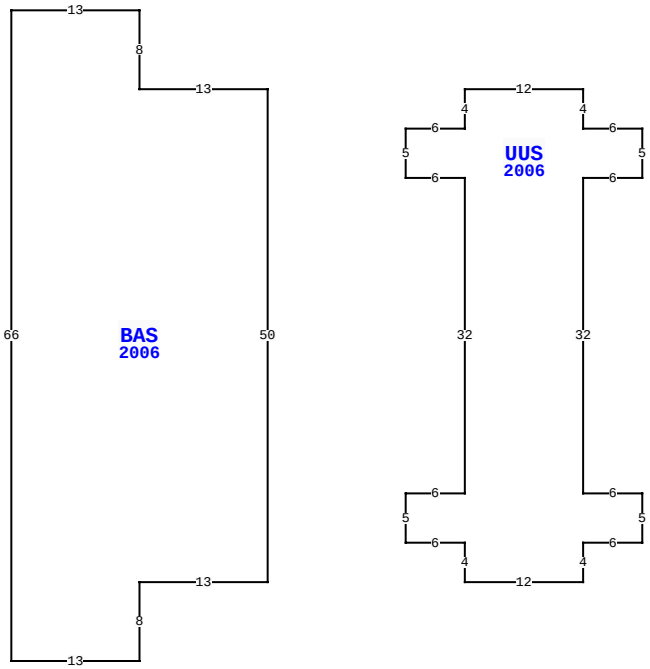
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	108,885
UUS	720	50	360	25,994
TOTALS	2,228		1,868	134,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,868	104.0760	78.06	145,816	2006	2006	0	0	0	7.50	92.50

1 SFR MODULR – 100% - 2007 Heated Area: 1508 HX Base Yr 2007



86548 PAGES DAIRY RD, YULEE

BLD DATE	03/06/2007	JM	LGL DATE	
XF DATE	03/06/2007	JM	LAND DATE	06/20/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		134,880
TOTAL MARKET OB/XF VALUE		173
TOTAL LAND VALUE - MARKET		170,400
TOTAL MARKET VALUE		305,453
SOH/AGL Deduction		185,540
ASSESSED VALUE		119,913
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,913
TOTAL JUST VALUE		305,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17174	ELEC OTHER	300	04/01/2006
M11391	MECH OTHER	0	04/01/2006
P11007	OTHER	0	04/01/2006
C17594	CO ISSUED	0	11/29/2005
B17594	MH MOVE-ON	0	11/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2068/1367	2/24/2016	QC	U	I	11	100
GRANTOR: LUFT MICHAEL						
GRANTEE: PAGE SUMMER						
1354/1427	10/03/2005	QC	U	V	01	100
GRANTOR: PAGE A GRAHAM JR & MA						
GRANTEE: PAGE SUMMER & MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W13 N8 W13 S66 E13 N8 E13 N50$ PTR=E20
UUS=[YR=2006] E12 S 4 E6 S5 W6 S32 E6 S5 W6 S4 W12 N4 W6 N5 E6 N32 W6 N5 E6 N4$ W20$.

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	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	2006	2006	3	31	74	
2	1242	WD DECK A	0	100	0	0	32.00	SF	10.00	10.00	100	2006	2006	3	31	99	

LAND DESCRIPTION

TOTAL OB/XF 173

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	100		RS-2	0.00	0.00	2.13	AC		1.00	1.00	1.00	80,000.00	80,000.00	170,400							

REVIEW DATE 07/10/2018 BY SBX Total Acres: 2.13 Total Land Value: 170,400 Market: 0 Agricultural: 0 Common: 170,400 PRINTED 08/02/2023 BY SYS