LOT 1
EZELL ACRES PB 5/326

LSG HOMES LLC
1204 COUNTRY CLUB DRIVE
WAKE FOREST, NC 27587

2023

51-3N-27-0497-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

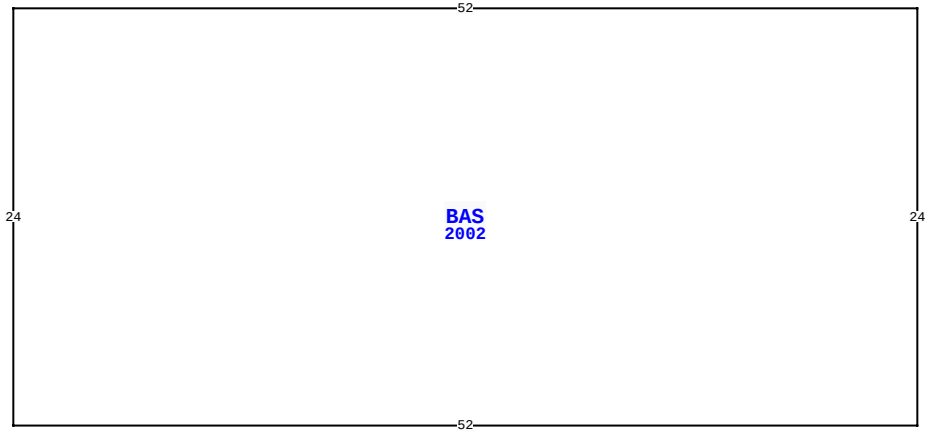
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	30,079
TOTALS	1,248		1,248	30,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	123.6000	80.34	100,264	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



86231 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	30,079
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	62,160
TOTAL MARKET VALUE	92,239
SOH/AGL Deduction	27,352
ASSESSED VALUE	64,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,887
TOTAL JUST VALUE	92,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3490	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1172	4/19/2023	QC	U	I	11	100
GRANTOR: PROVISION INVESTMENTS						
GRANTEE: LSG HOMES LLC						
1873/1599	8/19/2013	CT	U	I	18	4,600
GRANTOR: CLERK OF COURT						
GRANTEE: PROVISION INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S24 E52 N24$.

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

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.11	AC		1.00	1.00	0.70	80,000.00	56,000.00	62,160							

REVIEW DATE 09/26/2017 BY SBX Total Acres: 1.11 Total Land Value: 62,160 Market: 0 Agricultural: 0 Common: 62,160 PRINTED 08/02/2023 BY SYS