LOT 2
IN OR 2205/1409
EZELL ACRES PB 5/326

CREWS THOMAS JASON
86227 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-0497-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

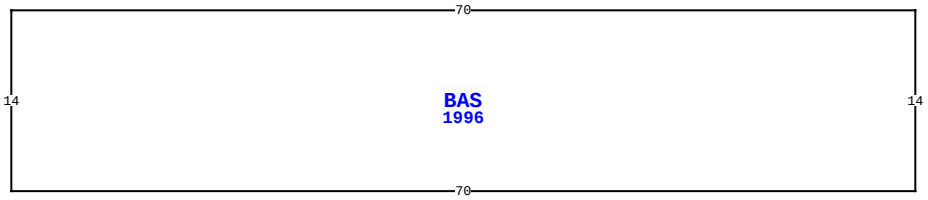
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	980	31,995
TOTALS	980		980	31,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	980	116.6000	81.62	79,988	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1997 Heated Area: 980 HX Base Yr 1997



86227 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		31,995
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		107,995
SOH/AGL Deduction		59,043
ASSESSED VALUE		48,952
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,952
TOTAL JUST VALUE		107,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961432	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1409	6/25/2018	QC	U	I	11	100
GRANTOR: CREWS REYNA JOY						
GRANTEE: CREWS THOMAS JASON						
0758/1022	5/01/1996	WD	U	V	08	3,500
GRANTOR: EZELL BEATRICE C						
GRANTEE: CREWS THOMAS JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W70 S14 E70 N14$.

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	0.95	80,000.00	76,000.00	76,000							

REVIEW DATE 09/26/2017 BY SBX Total Acres: 1.00 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 08/02/2023 BY SYS