LOT 6
EZELL ACRES PB 5/326

WILSON FAMILY REV LVG TRUST/WILSON WILLIAM C TRUST
86209 PAGES DAIRY RD
YULEE, FL 32097

2023

51-3N-27-0497-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

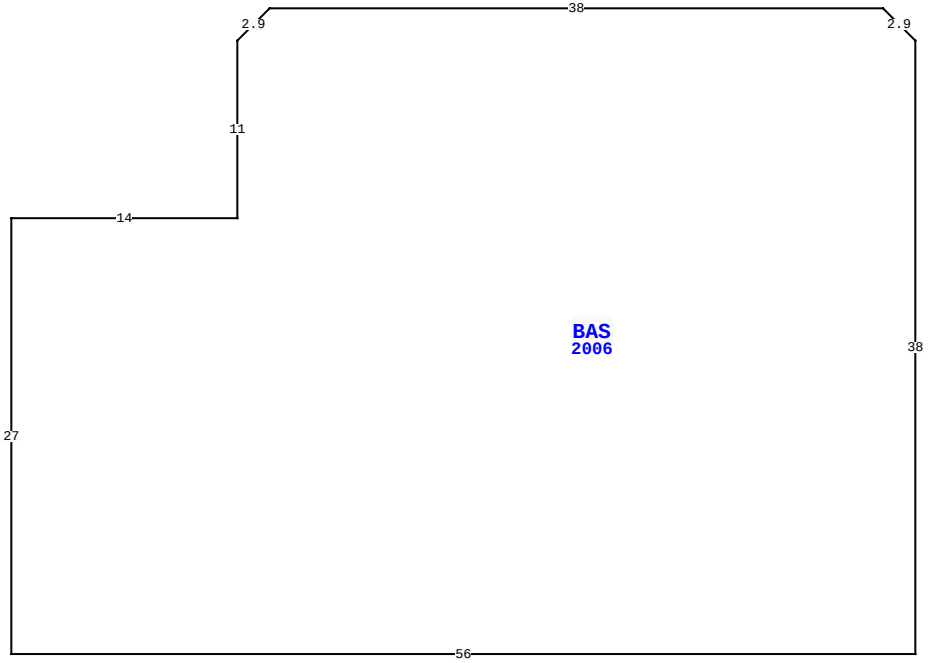
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100	2,054	111,073
TOTALS	2,054		2,054	111,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,054	124.6000	87.22	179,150	2002	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2021 Heated Area: 2054 HX Base Yr 2021



86209 PAGES DAIRY RD, YULEE

BLD DATE	12/19/2006	JM	LGL DATE
XF DATE	12/19/2006	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,073
TOTAL MARKET OB/XF VALUE		6,250
TOTAL LAND VALUE - MARKET		73,360
TOTAL MARKET VALUE		190,683
SOH/AGL Deduction		94,997
ASSESSED VALUE		95,686
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		40,686
TOTAL JUST VALUE		190,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023726	MH MOVE-ON	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0139	3/08/2021	QC	U	I	11	100
GRANTOR: WILSON WILLIAM C & DE						
GRANTEE: WILSON FAMILY REVOC						
2333/1369	1/21/2020	WD	Q	I	01	165,000
GRANTOR: PENDULUM PROPERTIES L						
GRANTEE: WILSON WILLIAM C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L2 U2 W38 D2 L2 S11 W14 S27 E56 N38$.

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	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2002	2002	3	83	2,849	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
3	1242	WD DECK A	0	100	11	12	132.00	SF	10.00	10.00	100	2005	2005	3	27	356	

LAND DESCRIPTION

TOTAL OB/XF 6,250

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		OR	0.00	0.00	1.31	AC		1.00	1.00	0.70	80,000.00	56,000.00	73,360							

REVIEW DATE 09/26/2017 BY SBX Total Acres: 1.31 Total Land Value: 73,360 Market: 0 Agricultural: 0 Common: 73,360 PRINTED 08/02/2023 BY SYS