LOT 9
EZELL ACRES PB 5/326

86195 PAGES DAIRY RD LAND TRUST/SKYLINE VIEW LLC T
1718 CAPITOL AVENUE
CHEYENNE, WY 82001

2023

51-3N-27-0497-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

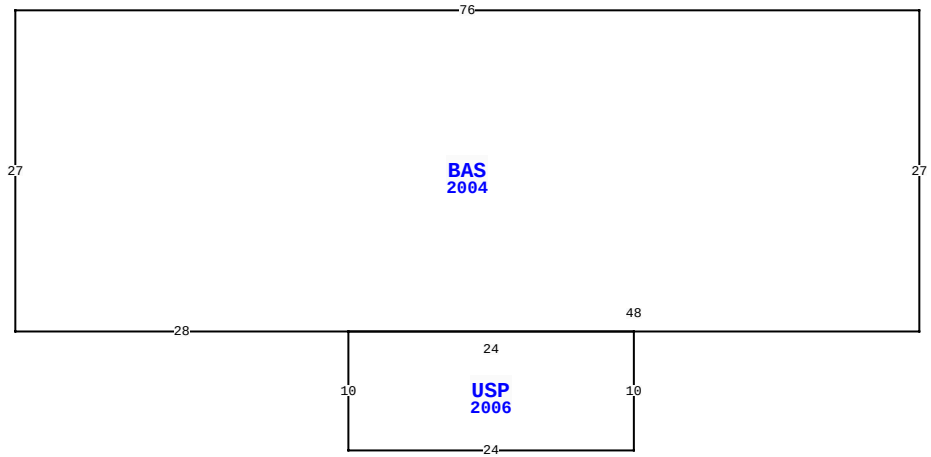
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,052	100	2,052	103,168
USP	240	50	120	6,033
TOTALS	2,292		2,172	109,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,172	128.2600	89.78	195,002	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 2052 HX Base Yr



86195 PAGES DAIRY RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	109,201
TOTAL MARKET OB/XF VALUE	7,767
TOTAL LAND VALUE - MARKET	85,600
TOTAL MARKET VALUE	202,568
SOH/AGL Deduction	45,071
ASSESSED VALUE	157,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,497
TOTAL JUST VALUE	202,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16230	REMODEL	5,200	09/01/2005
E0413707	NEW CONSTR	0	10/01/2004
MH971838	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1309	3/30/2023	CT	U	I	18	153,500
GRANTOR: CLERK OF COURT						
GRANTEE: 86195 PAGES DAIRY R						
1488/0223	3/27/2007	WD	Q	I		170,000
GRANTOR: GOODEILL GARY A & IRE						
GRANTEE: PARKER THOMAS V & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S27 E28 USP=[YR=2006] S10 E24 N10 W24$ E48 N27$.

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
7	1242	WD DECK A	0	0	27	8	216.00	SF	10.00	10.00	100	2004	2004	3	24	518	
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
9	0351	CARPORT MT	0	0	18	20	360.00	SF	8.50	8.50	100	2006	2006	3	31	949	
10	0811	CONCRETE B	0	0	0	0	704.00	SF	5.20	5.20	100	2005	2005	3	87	3,185	

LAND DESCRIPTION

TOTAL OB/XF 7,767

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	1.07	AC		1.00	1.00	1.00	80,000.00	80,000.00	85,600							

REVIEW DATE 02/21/2018 BY SBX Total Acres: 1.07 Total Land Value: 85,600 Market: 0 Agricultural: 0 Common: 85,600 PRINTED 08/02/2023 BY SYS