LOT 1 FTWD 2005 DW/MH
IN OR 1988/1644
LEE PLANTATION PB 5/354

WILLIAMS BERNADINE P
86636 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-123L-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

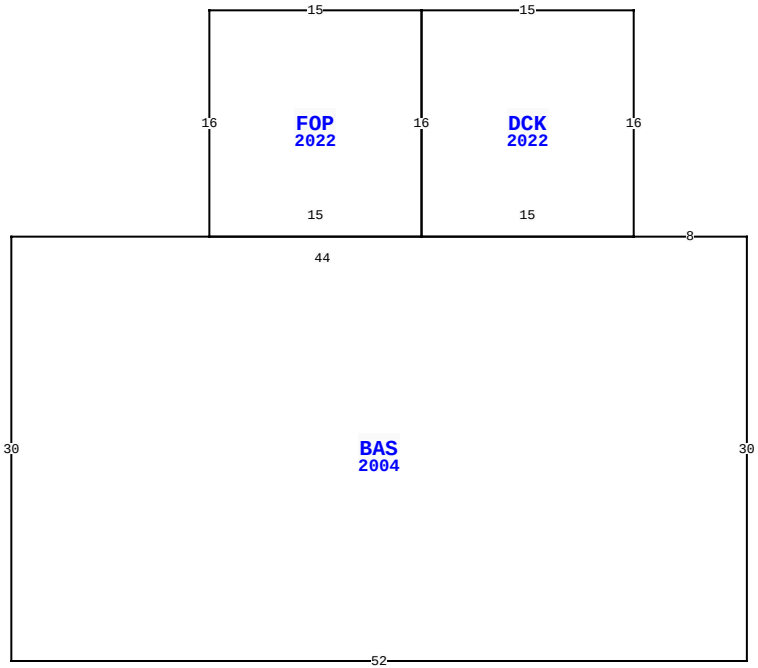
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	109,782
DCK	240	15	36	2,534
FOP	240	30	72	5,067
TOTALS	2,040		1,668	117,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,668	147.8400	103.49	172,621	2004	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2016 Heated Area: 1560 HX Base Yr 2016



86636 PAGES DAIRY RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		117,382
TOTAL MARKET OB/XF VALUE		8,820
TOTAL LAND VALUE - MARKET		104,800
TOTAL MARKET VALUE		231,002
SOH/AGL Deduction		106,601
ASSESSED VALUE		124,401
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		19,401
TOTAL JUST VALUE		231,002
NCON VALUE		15,180
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044456	MH MOVE-ON	0	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/1644	6/24/2015	WD	Q	I	01	120,000
GRANTOR: CURTRIGHT ROBERT G &						
GRANTEE: WILLIAMS BERNADINE						
1080/1806	9/16/2002	WD	Q	I		42,500
GRANTOR: LEE FERRELL E & MARY						
GRANTEE: CURTRIGHT ROBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 DCK=[YR=2022] N16 W15 FOP=[YR=2022] W15 S16 E15 N16$ S16 E15$ W44 S30 E52 N30$.

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
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2006	2006	3	31	1,240	
5	0812	CONCRETE C	0	100	0	0	1,974.00	SF	4.00	4.00	100	2015	2015	3	96	7,580	

LAND DESCRIPTION

TOTAL OB/XF 8,820

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	1.31	AC		1.00	1.00	1.00	80,000.00	80,000.00	104,800							

REVIEW DATE 08/30/2022 BY NWA Total Acres: 1.31 Total Land Value: 104,800 Market: 0 Agricultural: 0 Common: 104,800 PRINTED 08/02/2023 BY SYS