LOT 11 (EX S-1)
IN OR 2383/911
NASSAU ACRES SUB PB 3/48

SILVESTRI SANTINO A & KARRIE M
86116 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-4800-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

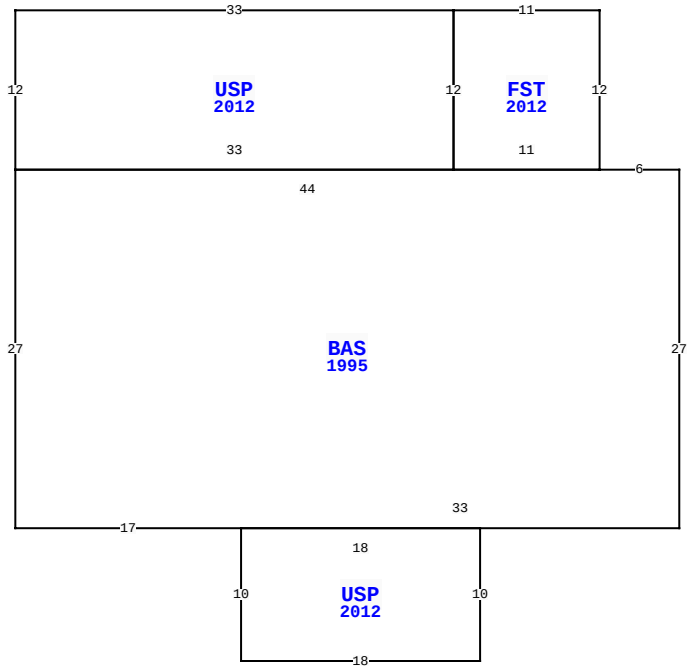
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,350	100	1,350	97,161
FST	132	65	86	6,189
USP	180	50	90	6,478
USP	396	50	198	14,250
TOTALS	2,058		1,724	124,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,724	151.2000	105.84	182,468	1995	2010	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 0 Heated Area: 1350 HX Base Yr



86116 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	124,078
TOTAL MARKET OB/XF VALUE	10,927
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	185,005
SOH/AGL Deduction	35,703
ASSESSED VALUE	149,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,302
TOTAL JUST VALUE	185,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0911	8/10/2020	WD	Q	I	01	173,000
GRANTOR: COLES DONALD S & ROSE						
GRANTEE: SILVESTRI SANTINO A						
0769/0842	8/27/1996	QC	U	I	10	100
GRANTOR: CLAXTON W DOYLE						
GRANTEE: COLES DONALD S & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W6 FST=[YR=2012] N12 W11 USP=[YR=2012] W33 S12 E33 N12$ S12 E11$ W44 S27 E17 USP=[YR=2012] S10 E18 N10 W18$ E33 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
4	1242	WD DECK A	0	0	20	6	120.00	SF	10.00	10.00	100	1996	1996	3	20	240	
5	0811	CONCRETE B	0	0	0	0	620.00	SF	5.20	5.20	100	1999	1999	3	79	2,547	
6	0802	ASPHALT B	0	0	0	0	560.00	SF	2.40	2.40	100	1999	1999	3	50	672	
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	50	2,500	
8	0940	SHEDS/PORT	0	0	20	14	280.00	SF	30.00	30.00	100	2010	2010	3	50	4,200	
9	0752	USP	0	0	8	10	80.00	SF	15.00	15.00	100	2010	2010	3	64	768	

LAND DESCRIPTION

TOTAL OB/XF 10,927

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	0		RS-2	120.00	128.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/26/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS