LOT 1
IN OR 2043/1980
PAGES ROAD ESTATES PB 4/115

SPEAKER FLORENCE
86714 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-4850-0001-0000

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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

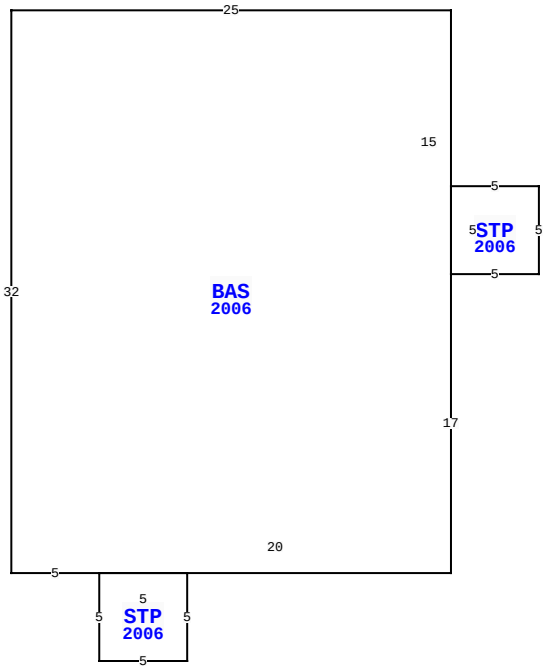
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	81,985
STP	25	10	2	205
STP	25	10	2	205
TOTALS	850		804	82,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	804	122.7600	110.79	89,075	2006	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 0 Heated Area: 800 HX Base Yr



86714 PAGES DAIRY RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,394
TOTAL MARKET OB/XF VALUE		6,852
TOTAL LAND VALUE - MARKET		113,600
TOTAL MARKET VALUE		202,846
SOH/AGL Deduction		132,003
ASSESSED VALUE		70,843
TOTAL EXEMPTION VALUE	HX HB WX SX	70,843
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		202,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15711	NEW CONSTR	68,900	01/05/2006
B16224	NEW CONSTR	4,430	10/01/2005
E15765	ELEC OTHER	1,700	09/01/2005
M10311	MECH OTHER	0	09/01/2005
R08252	REPAIR/RRF	4,500	09/01/2005
P09775	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/1980	4/28/2016	QC	U	I	11	100
GRANTOR: SPEAKER CHARLES						
GRANTEE: SPEAKER CHARLES & F						
0632/0705	7/31/1991	WD	Q	V		7,500
GRANTOR: HIGGINBOTHAM ROBT						
GRANTEE: SPEAKER CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 S32 E5 STP=[YR=2006] S5 E5 N5 W5$ E20 N17
STP=[YR=2006] E5 N5 W5 S5$ N15$. N25$.

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
3	0810	CONCRETE A	0	100	2	30	60.00	SF	6.50	6.50	100	1996	1996	3	73	285	
4	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	1993	1993	3	68	1,061	
5	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	1993	1993	3	68	2,122	
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2006	2006	3	31	2,678	
7	0681	POLE SHED	0	100	6	14	84.00	SF	15.00	15.00	100	2008	2008	3	56	706	

LAND DESCRIPTION

TOTAL OB/XF 6,852

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	1.42	AC		1.00	1.00	1.00	80,000.00	80,000.00	113,600							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 1.42 Total Land Value: 113,600 Market: 0 Agricultural: 0 Common: 113,600 PRINTED 08/02/2023 BY SYS