LOT 3
IN OR 714 PG 1453
R107494 & R107495

WATSON MICHAEL L & LISA G
86724 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-4850-0003-0000

BUILDING CHARACTERISTICS

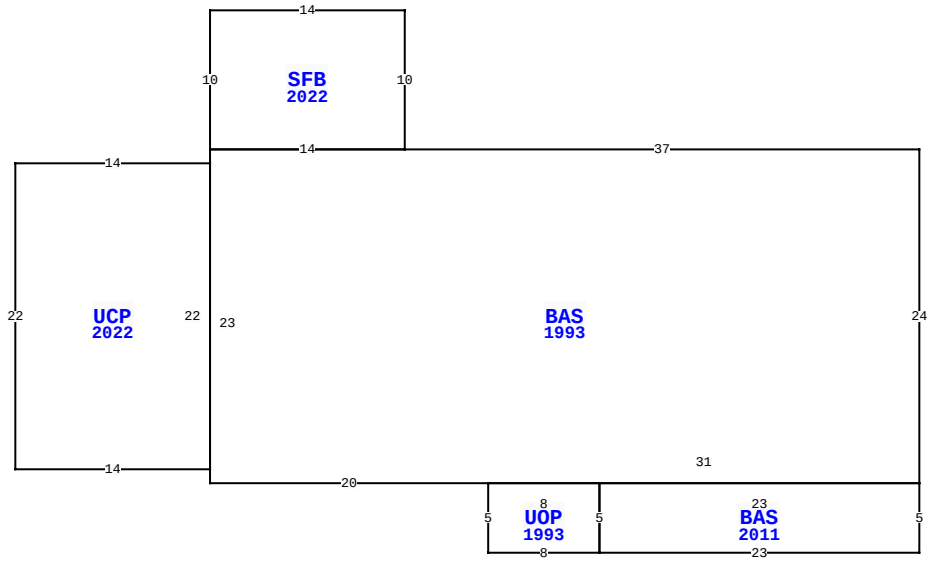
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,224	100	1,224	21,863
BAS	115	100	115	2,054
SFB	140	80	112	2,000
UCP	308	20	62	1,107
UOP	40	25	10	179
TOTALS	1,827		1,523	27,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,523	91.6000	59.54	90,679	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1451 HX Base Yr



86724 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		27,204
TOTAL MARKET OB/XF VALUE		2,716
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		109,920
SOH/AGL Deduction		69,421
ASSESSED VALUE		40,499
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,499
TOTAL JUST VALUE		109,920
NCON VALUE		3,108
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0714/1453	9/23/1994	WD	Q	I		31,200
GRANTOR: GRADY WM & CAROLYN S						
GRANTEE: WATSON MICHAEL & LI						
0711/0356	8/12/1994	QC	U	I	06	18,700
GRANTOR: MARRS & CRAWFORD						
GRANTEE: GRADY WM & CAROLYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 SFB=[YR=2022] N10 W14 S10 E14$ W14 S1
UCP=[YR=2022] W14 S22E14 N22$ S23 E20 UOP=[YR=1993] S5 E8
BAS=[YR=2011] E23 N5 W23 S5$ N5 W8$E31 N24$.

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	0350	CARPORT WD	0	100	20	12	240.00	SF	8.58	8.58	100	1995	1995	3	20	412	
2	0940	SHEDS/PORT	0	100	24	16	384.00	SF	30.00	30.00	100	2000	2000	3	20	2,304	

LAND DESCRIPTION

TOTAL OB/XF 2,716

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/31/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS