LOT 4
IN OR 1604/1518
R787403 & R787404

WALTON NELDA
86730 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-4850-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

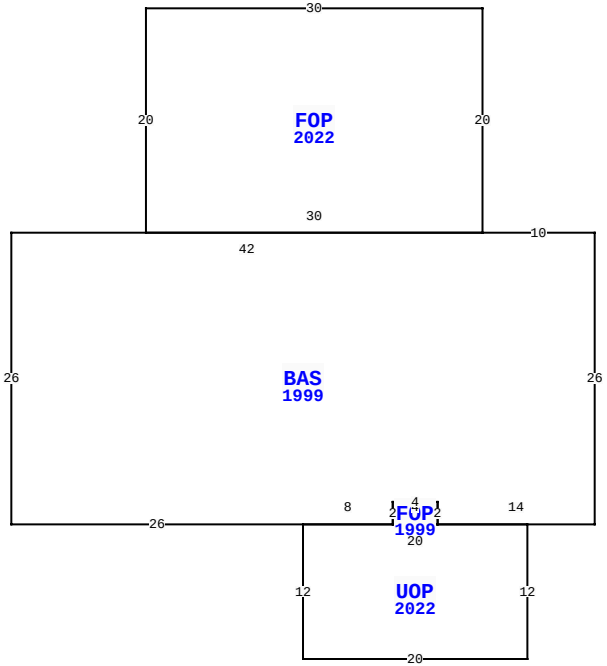
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,344	100	1,344	47,510
FOP	8	30	2	71
FOP	600	30	180	6,363
UOP	240	25	60	2,121
TOTALS	2,192		1,586	56,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,586	123.6000	80.34	127,419	1993	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2009 Heated Area: 1344 HX Base Yr 2009



86730 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		56,064
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		139,004
SOH/AGL Deduction		84,000
ASSESSED VALUE		55,004
TOTAL EXEMPTION VALUE	HX HB	30,004
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,004
NCON VALUE		8,484
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9138	MH MOVE-ON	36,000	12/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1604/1518	11/03/2004	WD	U	I	07	100
GRANTOR: BRYANT MISTY D						
GRANTEE: WALTON NELDA						
1273/0558	11/12/2004	WD	U	I	06	34,000
GRANTOR: BRYANT MISTY D						
GRANTEE: WALTON NELDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W10 FOP=[YR=2022] N20 W30 S20 E30$ W42 S26 E26 UOP=[YR=2022] S12 E20 N12 W20$E8 FOP=[YR=1999] E4 N2 W4 S2 $ N2 E4 S2 E14 N26$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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