LOT 6
IN OR 2008/1521
R433959 & R433960

RATLIFF JANICE A
86744 PAGES DAIRY RD
YULEE, FL 32097

2023

51-3N-27-4850-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

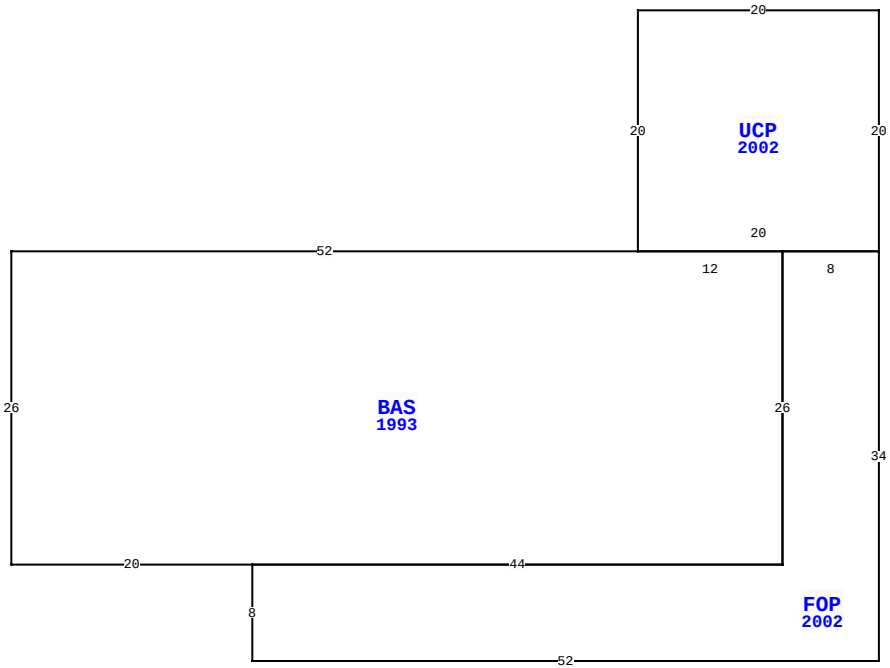
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,664	100	1,664	70,360
FOP	624	30	187	7,907
UCP	400	20	80	3,383
TOTALS	2,688		1,931	81,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,931	147.8400	96.10	185,569	1991	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2018 Heated Area: 1664 HX Base Yr 2018



86744 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		81,650
TOTAL MARKET OB/XF VALUE		1,997
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		163,647
SOH/AGL Deduction		81,636
ASSESSED VALUE		82,011
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		27,011
TOTAL JUST VALUE		163,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8743	MH MOVE-ON	29,900	11/18/1991
7316	MH MOVE-ON	2,800	06/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1521	10/07/2015	WD	Q	I	01	80,000
GRANTOR: DOUGLAS JULIE A ET AL						
GRANTEE: RATLIFF LANVARD P &						
1977/1738	4/29/2015	FJ	U	I	11	0
GRANTOR: LOJEWSKI PATRICIA H E						
GRANTEE: DOUGLAS JULIE ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2002] W20 S20 BAS=[YR=1993] W52 S26 E20 FOP=[YR=2002] S8 E52 N34 W8 S26 W44$ E44 N26 W12$ E20 N20$.

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	0681	POLE SHED	0	100	26	16	416.00	SF	15.00	15.00	100	2002	2002	3	32	1,997	

LAND DESCRIPTION

TOTAL OB/XF 1,997

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