LOT 8 R334244
IN OR 532 PG 1110
PAGES ROAD ESTATES PB 4/115

RATLIFF JANICE A
86744 PAGES DAIRY ROAD
YULEE, FL 32097

2023

51-3N-27-4850-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

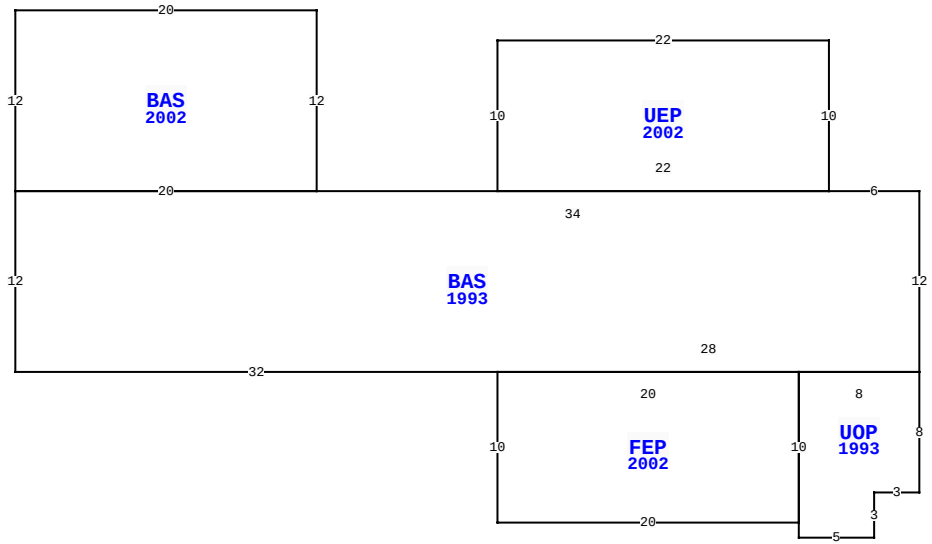
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	8,942
BAS	240	100	240	2,981
FEP	200	85	170	2,111
UEP	220	70	154	1,913
UOP	79	25	20	248
TOTALS	1,459		1,304	16,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,304	63.7000	41.40	53,986	1967	1967	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1130 HX Base Yr



86760 PAGES DAIRY RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,066
TOTAL MARKET OB/XF VALUE	4,695
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	98,761
SOH/AGL Deduction	35,804
ASSESSED VALUE	62,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,957
TOTAL JUST VALUE	98,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5909	REPAIR/RRF	3,200	08/03/1989
4650	ADDITION	1,360	02/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0532/1110	12/09/1987	WD	Q	I		9,000
GRANTOR: HUFF VARSH						
GRANTEE: RATLIFF LANVARD & J						
0347/0438	10/01/1981	WD	Q	V		5,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UEP=[YR=2002] N10 W22 S10 E22$ W34
BAS=[YR=2002] N12 W20 S12 E20$ W20 S12 E32 FEP=[YR=2002] S10 E20 UOP=[YR=1993] S1 E5 N3 E3 N8 W8 S10$ N10 W20$ E28 N12$.

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	0681	POLE SHED	0	0	6	18	84.00	SF	15.00	15.00	100	1984	1984	3	20	252	
4	0940	SHEDS/PORT	0	0	16	16	256.00	SF	24.00	24.00	100	1995	1995	3	20	1,229	
5	0351	CARPORT MT	0	0	20	20	400.00	SF	8.50	8.50	100	1998	1998	3	20	680	
6	0350	CARPORT WD	0	0	12	22	264.00	SF	13.00	13.00	100	1998	1998	3	20	686	
7	0940	SHEDS/PORT	0	0	14	22	308.00	SF	30.00	30.00	100	1998	1998	3	20	1,848	

LAND DESCRIPTION

TOTAL OB/XF 4,695

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		OR	0.00	0.00	1.00	AC		1.00	1.00	0.75	80,000.00	60,000.00	60,000							

REVIEW DATE 08/31/2022 BY NWA Total Acres: 1.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

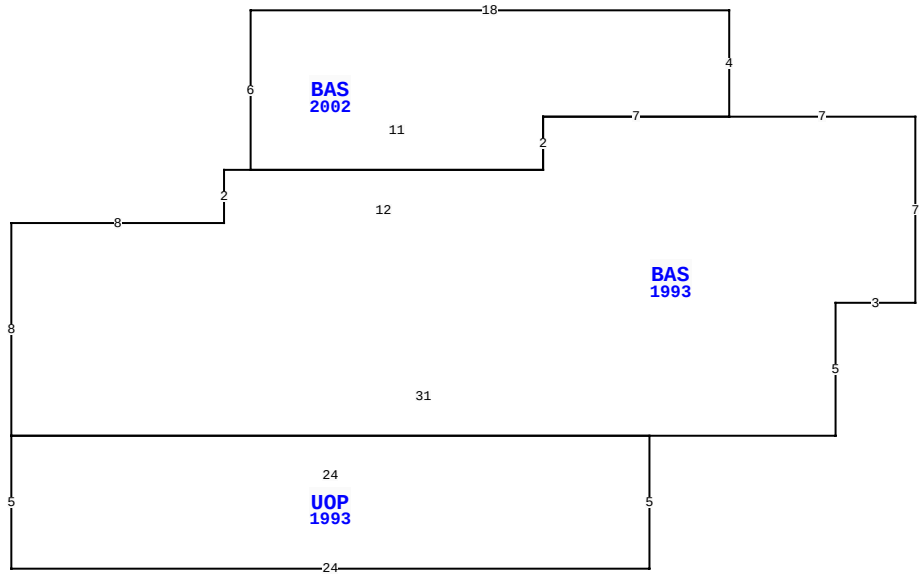
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	337	100	337	13,236
BAS	94	100	94	3,692
UOP	120	20	24	943
TOTALS	551		455	17,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	455	69.3500	62.59	28,478	1984	1984	0	0	0	37.25	62.75

2 SINGLE FAM – 0% - 0 Heated Area: 431 HX Base Yr



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0347/0438	10/01/1981	WD	Q	V		5,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=2002] N4 W18 S6 E11 N2 E7$ W7 S2 W12 S2 W8 S8 UOP=[YR=1993] S5 E24 N5 W24$ E31 N5 E3 N7$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/31/2022 BY NWA Total Acres: 1.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS