PT OF TRACT A PAR A-B2
IN OR 2139/1284
YULEE HILLS PBK 4/31

AZOR PATRICIA
86485 PAGES DAIRY RD
YULEE, FL 32097

2023

51-3N-27-4881-000A-00B2

BUILDING CHARACTERISTICS

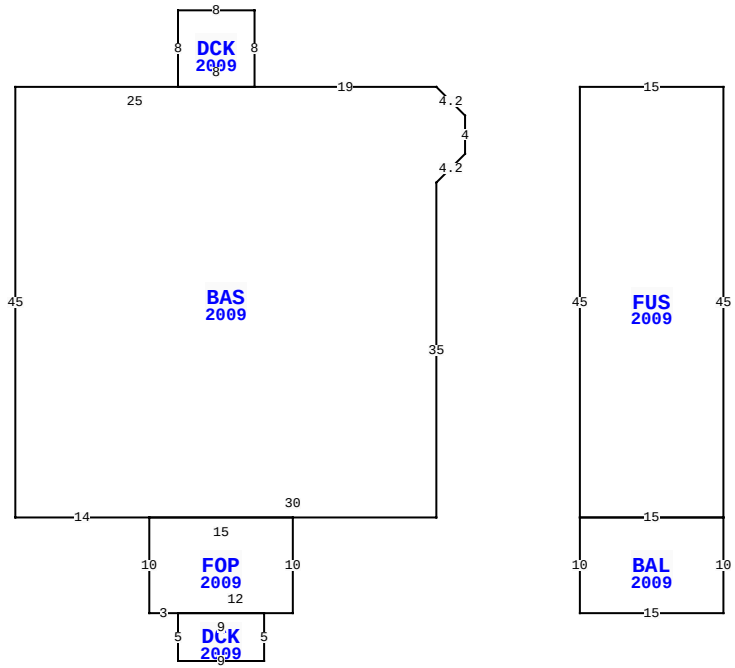
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	150	15	22	1,935
BAS	2,001	100	2,001	176,000
DCK	45	10	4	352
DCK	64	10	6	527
FOP	150	30	45	3,958
FUS	675	100	675	59,370
TOTALS	3,085		2,753	242,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,753	103.6800	93.57	257,598	2009	2009	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2676 HX Base Yr 2021



86485 PAGES DAIRY RD, YULEE

BLD DATE	03/23/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,142
TOTAL MARKET OB/XF VALUE		24,413
TOTAL LAND VALUE - MARKET		91,520
TOTAL MARKET VALUE		358,075
SOH/AGL Deduction		103,885
ASSESSED VALUE		254,190
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,190
TOTAL JUST VALUE		358,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22392	DEMOLITION	2,500	04/01/2009
C21455	CO ISSUED	0	01/26/2009
E21050	ELEC OTHER	4,000	07/01/2008
M14012	MECH OTHER	0	07/01/2008
P13358	OTHER	0	07/01/2008
B21455	NEW CONSTR	161,370	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2139/1284	8/10/2017	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: AZOR PATRICIA						
2117/1852	4/28/2017	FJ	U	I	11	100
GRANTOR: CAUDILL WILLARD RAY E						
GRANTEE: HOLLIMAN DONNA, PAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W19 DCK=[YR=2009] N8 W8 S8 E8$ W25 S45 E14 FOP=[YR=2009] S10 E3 DCK=[YR=2009] S5 E9 N5 W9$ E12 N10 W15$ E30 N35 U3 R3 N4 U3 L3 PTR=E15 FUS=[YR=2009] E15 S45 BAL=[YR=2009] S10 W15 N10 E15$ W15 N45$ W15$.

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
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1994	1994	3	20	720	
6	0471	VINYL FNC	0	100	0	0	162.00	LF	32.00	32.00	100	2007	2007	3	74	3,836	
7	0812	CONCRETE C	0	100	0	0	5,396.00	SF	4.00	4.00	100	2010	2010	3	92	19,857	

LAND DESCRIPTION

TOTAL OB/XF 24,413

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	000115	C	SFR ACRES	100	0006	RM	0.00	0.00	1.43	AC		1.00	1.00	0.80	80,000.00	64,000.00	91,520							

REVIEW DATE 06/08/2020 BY NWA Total Acres: 1.43 Total Land Value: 91,520 Market: 0 Agricultural: 0 Common: 91,520 PRINTED 08/02/2023 BY SYS