PT OF TRACT A
IN OR 2385/963
(EX ESMT IN OR 397/734 &

BENTON EVERETTE D
97550 PIRATES WAY
YULEE, FL 32097

2023

51-3N-27-4881-000A-00B3

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

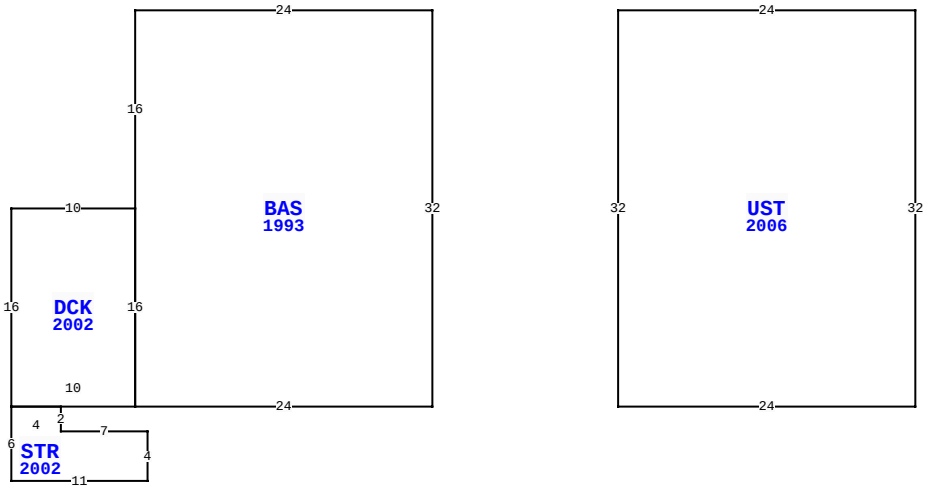
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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
BAS	768	100	768	51,424
DCK	160	10	16	1,071
STR	52	10	5	335
UST	768	45	346	23,168
TOTALS	1,748		1,135	75,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,135	89.1195	80.43	91,288	1987	1987	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 0 Heated Area: 768 HX Base Yr



86471 PAGES DAIRY RD, YULEE

BLD DATE	10/01/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	75,997
TOTAL MARKET OB/XF VALUE	19,742
TOTAL LAND VALUE - MARKET	34,880
TOTAL MARKET VALUE	130,619
SOH/AGL Deduction	25,601
ASSESSED VALUE	105,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,018
TOTAL JUST VALUE	130,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0963	8/21/2020	WD	Q	I	01	115,000
GRANTOR: MASON LARRY & MARION						
GRANTEE: BENTON EVERETTE D						
2313/1011	10/17/2019	LE	U	I	11	100
GRANTOR: MASON LARRY & MARION						
GRANTEE: MASON JOHN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S16 DCK=[YR=2002] W10 S16 STR=[YR=2002] S6 E11 N4 W7 N2 W4 $ E10 N16 $ S16 E24 N32 $ PTR= E15 UST=[YR=2006] E24 S32 W24 N32 $ 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
1	0810	CONCRETE A	0	0	25	24	600.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,126	
2	0510	GARAGE WD-	0	0	24	28	672.00	SF	28.00	28.00	100	1996	1996	3	25	4,704	
3	0300	BOAT DCK W	0	0	0	0	416.00	SF	40.00	40.00	100	2002	2002	3	32	5,325	
4	0920	CWALL-WD/M	0	0	0	0	60.00	LF	390.00	390.00	100	2002	2002	3	21	4,914	
5	1243	WD DECK F	0	0	22	10	220.00	SF	8.00	8.00	100	2017	2017	3	82	1,443	
6	0754	FOP	0	0	10	10	100.00	SF	15.00	15.00	100	2017	2017	3	82	1,230	

LAND DESCRIPTION

TOTAL OB/XF 19,742

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	000100	C	SFR	0		RM	0.00	0.00	0.43	AC		1.00	1.00	1.00	80,000.00	80,000.00	34,400							
2	009630	C	SWAMP	0			0.00	0.00	0.96	AC		1.00	1.00	1.00	500.00	500.00	480							

REVIEW DATE 08/15/2019 BY KBA Total Acres: 1.39 Total Land Value: 34,880 Market: 0 Agricultural: 0 Common: 34,880 PRINTED 08/02/2023 BY SYS