PT OF LOT 105
IN OR 2291/979
NORTH YULEE PB 2/26

WALKER MICKEY J
86085 PAGES DAIRY ROAD
YULEE, FL 32097

2024

50-3N-27-4720-0105-0040

BUILDING CHARACTERISTICS

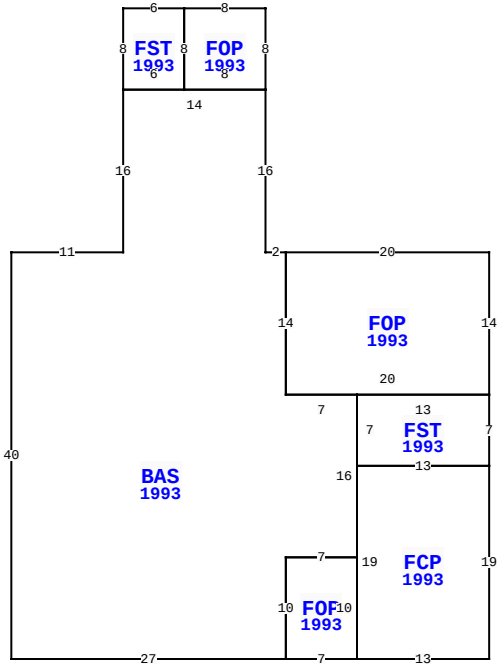
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	103,835
FCP	247	25	62	4,546
FOP	64	30	19	1,393
FOP	70	30	21	1,540
FOP	280	30	84	6,160
FST	48	55	26	1,907
FST	91	55	50	3,667
TOTALS	2,216		1,678	123,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	109.8000	104.31	175,032	1962	1962	0	0	0	29.70	70.30

1 SINGLE FAM – 100% - 2021 Heated Area: 1416 HX Base Yr 2021



86085 PAGES DAIRY RD, YULEE

BLD DATE		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		123,047
TOTAL MARKET OB/XF VALUE		2,696
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		180,743
SOH/AGL Deduction		67,236
ASSESSED VALUE		113,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,507
TOTAL JUST VALUE		180,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13109	REPAIR/RRF	1,768	09/03/2012
P982931	REMODEL	0	08/04/1998
4044	H/AC	0	12/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/0979	7/01/2019	FJ	U	I	11	100
GRANTOR: WALKER ALICE A ESTATE						
GRANTEE: WALKER MICKEY J						
2291/0538	7/01/2019	FJ	U	I	11	100
GRANTOR: WALKER ALICE A ESTATE						
GRANTEE: WALKER MICKEY J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W20 BAS=[YR=1993] W2 N16 FOP=[YR=1993] N8 W8 FST=[YR=1993] W6 S8 E6 N8 $ S8 E8 $ W14 S16 W11 S40 E27 FOP=[YR=1993] E7 FCP=[YR=1993] E13 N19 FST=[YR=1993] N7 W13 S7 E13 $ W13 S19 $ N10 W7 S10 $ N10 E7 N16 W7 N14 $ S14 E20 N14 $.

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	0801	ASPHALT A	0	100	30	10	300.00	SF	3.00	3.00	100	1980	1980	3	50	450	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	24	840	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1984	1984	3	44	206	
4	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1994	1994	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,696

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	100		OR	120.00	170.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS