PT OF LOT 106 IN OR 2322/500
NORTH YULEE PBK 2/26
UTIL ESMT IN OR 2652-532, OR 265

SMITH STEVEN
86095 PAGES DAIRY RD
YULEE, FL 32097

2024

50-3N-27-4720-0106-0000

BUILDING CHARACTERISTICS

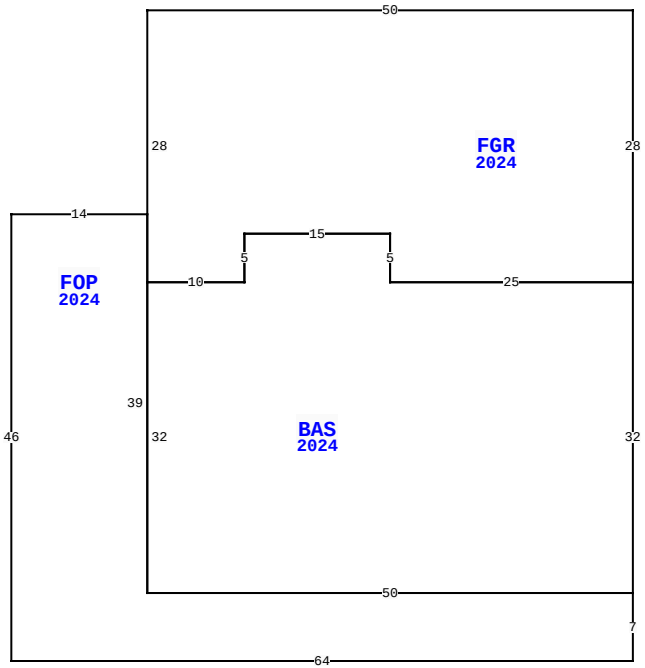
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	03	CONC FINSH 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
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	1,675	100	1,675	202,608
FGR	1,325	55	729	88,180
FOP	994	30	298	36,046
TOTALS	3,994		2,702	326,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,702	96.7680	120.96	326,834	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1675 HX Base Yr 2024



86095 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		361,479
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		213,000
TOTAL MARKET VALUE		574,479
SOH/AGL Deduction		0
ASSESSED VALUE		574,479
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		524,479
TOTAL JUST VALUE		574,479
NCON VALUE		326,834
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012643	CO ISSUED		10/02/2023
20012982	NEW CONSTR	266,000	12/28/2020
2002675	POLE BARN	36,225	05/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2322/0500	11/22/2019	WD	Q	V	02	100,000
GRANTOR: MACIAS JOSE R						
GRANTEE: SMITH STEVEN						
2169/0470	12/27/2017	WD	Q	V	01	88,000
GRANTOR: RING CAROL & LISA RAS						
GRANTEE: MACIAS JOSE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,28] E10 N5 E15 S5 E25 S32 W50 N32 $
FGR=[YR=2024;ORIG=60,28] W25 N5 W15 S5 W10 N28 E50 S28 $
FOP=[YR=2024;ORIG=60,60] W50 N39 W14 S46 E64 N7 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	3.55	AC		1.00	1.00	0.75	80,000.00	60,000.00	213,000							

REVIEW DATE 11/17/2022 BY NW Total Acres: 3.55 Total Land Value: 213,000 Market: 0 Agricultural: 0 Common: 213,000 PRINTED 08/06/2024 BY SYS

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YULEE, FL 32097

2024

50-3N-27-4720-0106-0000

BUILDING CHARACTERISTICS

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Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

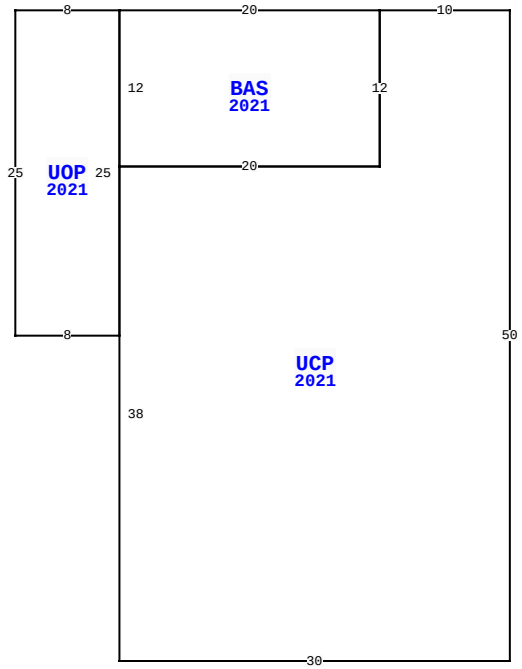
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	15,629
UCP	1,260	20	252	16,411
UOP	200	20	40	2,605
TOTALS	1,700		532	34,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	532	130.9000	65.45	34,819	2021	2021	0	0	0	0.50	99.50

2 ACCESORY U – 100% - 2024 Heated Area: 240 HX Base Yr 2024



86095 PAGES DAIRY RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: RING CAROL & LISA RAS						
GRANTEE: MACIAS JOSE R						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W10 BAS=[YR=2021] W20 UOP=[YR=2021] W8 S25 E8 N25$ S12 E20 N12$ S12 W20 S38 E30 N50$.

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

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