PT OF LOT 107
IN OR 2684/1553
NORTH YULEE PB 2/26

GRAY JOHN ROBERT & KAREN MICHELE
86105 PAGES DAIRY ROAD
YULEE, FL 32097

2024

50-3N-27-4720-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

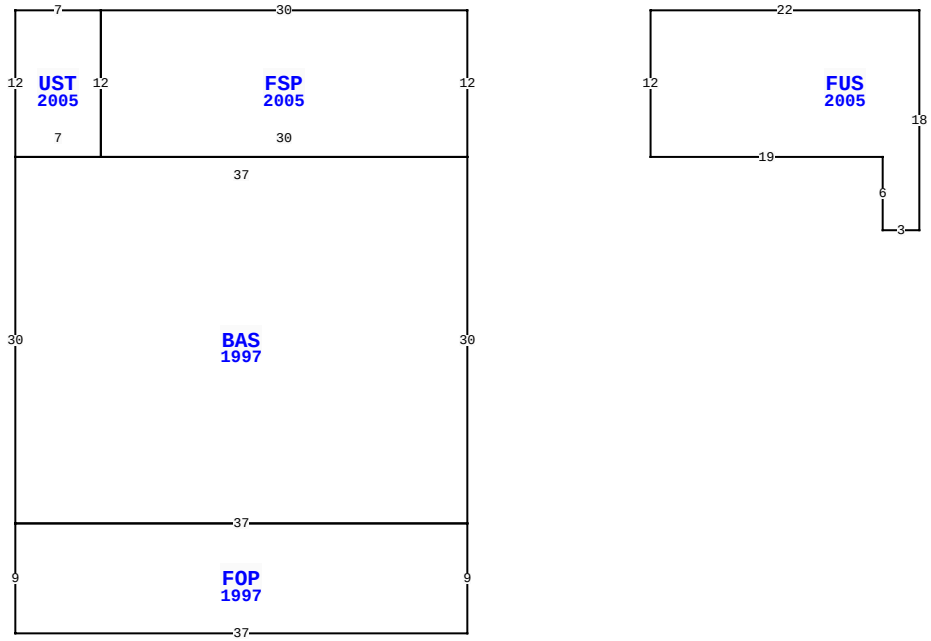
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,110	100	1,110	89,641
FOP	333	30	100	8,076
FSP	360	40	144	11,629
FUS	282	100	282	22,773
UST	84	45	38	3,069
TOTALS	2,169		1,674	135,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	105.6000	100.32	167,936	1997	1997	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1392 HX Base Yr



86105 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	135,188
TOTAL MARKET OB/XF VALUE	2,528
TOTAL LAND VALUE - MARKET	89,600
TOTAL MARKET VALUE	227,316
SOH/AGL Deduction	0
ASSESSED VALUE	227,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,316
TOTAL JUST VALUE	227,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973835	NEW CONSTR	50,000	04/01/1997
96 3229	NEW CONSTR	55,860	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2684/1553	12/14/2023	WD	Q	I	02	248,000
GRANTOR: KIRBY SHAWN P						
GRANTEE: GRAY JOHN ROBERT &						
1350/1245	9/16/2005	WD	Q	I		189,000
GRANTOR: KNIGHT DAVID W						
GRANTEE: KIRBY SHAWN P & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W30 UST=[YR=2005] W7 S12 BAS=[YR=1997] S30 FOP=[YR=1997] S9 E37 N9 W37 $ E37 N30 W37 $ E7 N12 $ S12 E30 N12 $ PTR= E15 FUS=[YR=2005] E22 S18 W3 N6 W19 N12 $ 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	1242	WD DECK A	0	0	0	0	1,264.00	SF	10.00	10.00	100	2000	2000	3	20	2,528	

LAND DESCRIPTION

TOTAL OB/XF 2,528

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	0		OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	80,000.00	80,000.00	89,600							

REVIEW DATE 03/21/2024 BY KWA Total Acres: 1.12 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 08/06/2024 BY SYS