PT OF LOT 107
IN OR 783 PG 112
NORTH YULEE PB 2/26

BURNS KATHY DIANE
43508 RATLIFF ROAD
CALLAHAN, FL 32011

2024

50-3N-27-4720-0107-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86111 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	0
TOTAL MARKET OB/XF VALUE	13,224
TOTAL LAND VALUE - MARKET	88,800
TOTAL MARKET VALUE	102,024
SOH/AGL Deduction	42,016
ASSESSED VALUE	60,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,008
TOTAL JUST VALUE	102,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012577	DEMOLITION	3,000	08/17/2022
R013060	REPAIR/RRF	0	03/01/2001
MH03267	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0783/0112	1/23/1997	PR	U	I	01	100

GRANTOR: KNIGHT JUANITA G P/R

GRANTEE: BURNS KATHY DIANE

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
3	0940	SHEDS/PORT	0	0	17	12	204.00	SF	30.00	30.00	100	2000	2000	3	20	1,224	

LAND DESCRIPTION

TOTAL OB/XF 13,224

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,800							

REVIEW DATE 11/17/2022 BY NW Total Acres: 1.11 Total Land Value: 88,800 Market: 0 Agricultural: 0 Common: 88,800 PRINTED 08/06/2024 BY SYS