IN OR 1160/712 R334093
FPL ESMT IN OR 397/735
R334091 & R334092

MCNEIL YVONNE H L/E/
86694 PAGES DAIRY ROAD
YULEE, FL 32097

2024

51-3N-27-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 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
Quality	03	Quality Level 03

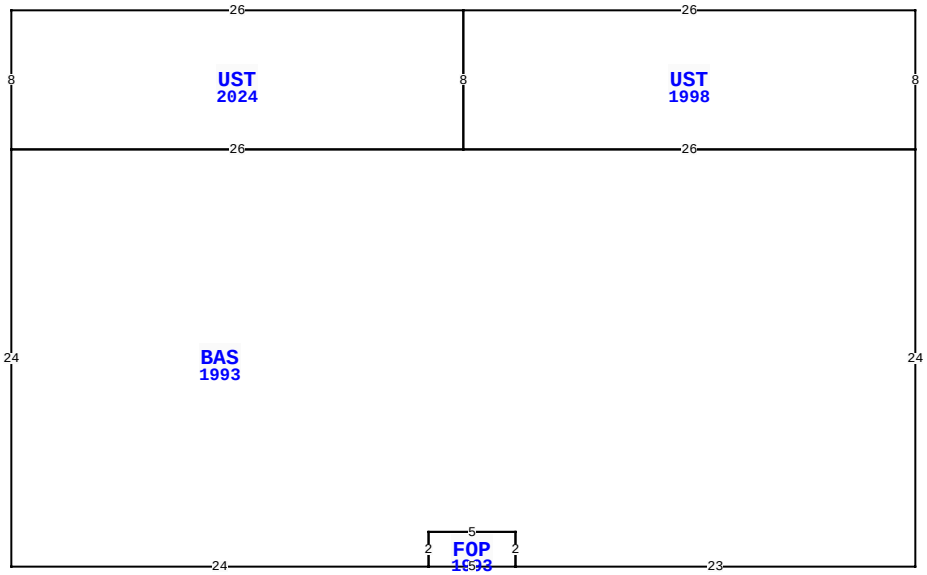
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,238	100	1,238	32,237
FOP	10	30	3	78
UST	208	55	114	2,969
UST	208	55	114	2,969
TOTALS	1,664		1,469	38,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,469	124.0000	86.80	127,509	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1238 HX Base Yr



86694 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,253
TOTAL MARKET OB/XF VALUE		428
TOTAL LAND VALUE - MARKET		287,280
TOTAL MARKET VALUE		325,961
SOH/AGL Deduction		241,067
ASSESSED VALUE		84,894
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		29,894
TOTAL JUST VALUE		325,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,615

R334091 & R334092
1984 ARIG DW/MH @ 86694 PAGES DIARY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011289	DEMO	5,500	09/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1160/0712	8/07/2003	QC	U	I	01	100

GRANTOR: MCNEIL PETER & SHIRLE
GRANTEE: THE MCNEIL FAMILY R

0383/0700	3/01/1983	WD	Q	V		18,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-52,8] S24 E24 N2 E5 S2 E23 N24 W26 W26 $
UST=[YR=1998;ORIG=0,0] W26 S8 E26 N8 $
UST=[YR=2024;ORIG=-26,0] W26 S8 E26 N8 $
FOP=[YR=1993;ORIG=-28,32] E5 N2 W5 S2 $
.

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
4	0351	CARPORT MT	0	100	20	12	240.00	SF	8.50	8.50	100	2003	2003	3	21	428	

LAND DESCRIPTION

TOTAL OB/XF 428

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	100		OR	0.00	0.00	3.99	AC		1.00	1.00	0.90	80,000.00	72,000.00	287,280							

REVIEW DATE 12/21/2023 BY NW Total Acres: 3.99 Total Land Value: 287,280 Market: 0 Agricultural: 0 Common: 287,280 PRINTED 08/06/2024 BY SYS