PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 1459/1987
(EX UTIL ESMT IN OR 492/421)

TALBIRD RAYMOND P JR & DALIA J
86630 PAGES DAIRY ROAD
YULEE, FL 32097

2024

51-3N-27-0000-0001-0100

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

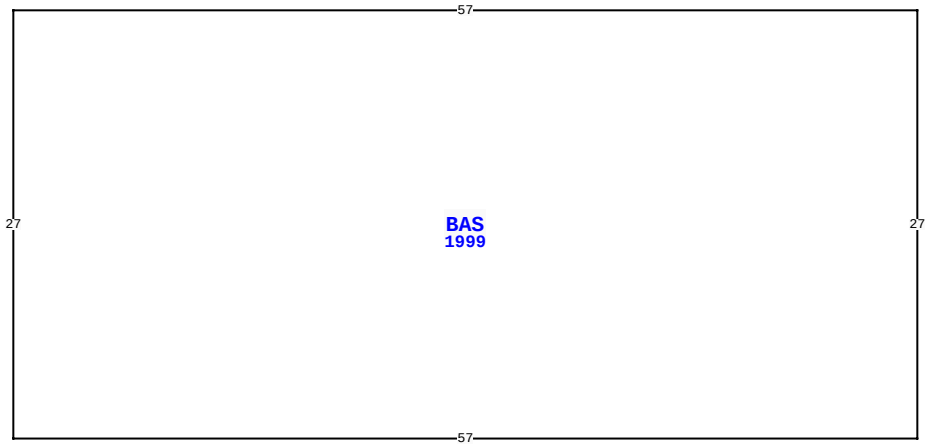
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1,539	62,773
TOTALS	1,539		1,539	62,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,539	123.6000	92.70	142,665	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2013 Heated Area: 1539 HX Base Yr 2013



86630 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		62,773
TOTAL MARKET OB/XF VALUE		6,060
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		149,633
SOH/AGL Deduction		75,331
ASSESSED VALUE		74,302
TOTAL EXEMPTION VALUE	HX HB	49,302
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		149,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992651	MH MOVE-ON	0	04/01/1999
973960	TEMP POLE	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/1987	11/20/2006	WD	Q	I		145,000
GRANTOR: KENNEDY ALTON C & KAT						
GRANTEE: TALBIRD RAYMOND P J						
0878/1665	4/14/1999	WD	U	I	13	33,000
GRANTOR: EZELL INVESTMENT CO						
GRANTEE: KENNEDY ALTON C & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W57 S27 E57 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	1242	WD DECK A	0	100	22	10	220.00	SF	10.00	10.00	100	2003	2003	3	21	462	
3	0752	USP	0	100	28	12	336.00	SF	15.00	15.00	100	2003	2003	3	32	1,613	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2006	2006	3	27	1,080	

LAND DESCRIPTION

TOTAL OB/XF 6,060

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	209.00	209.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 08/30/2022 BY NWA Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/06/2024 BY SYS