



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	73,237
BAS	896	100	896	82,025
FOP	240	30	72	6,591
FOP	48	30	14	1,281
STP	12	10	1	92
STP	12	10	1	92
TOTALS	2,008		1,784	163,319

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0510	GARAGE WD-	0 100	21	32	672.00	SF	35.00	35.00	100	1997
4	0940	SHEDS/PORT	0 100	16	30	480.00	SF	30.00	30.00	100	1980
5	0752	USP	0 100	14	20	280.00	SF	15.00	15.00	100	1997
8	0681	POLE SHED	0 100	24	76	1,824.00	SF	15.00	15.00	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	29.10	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	29.10	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,784	118.9650	113.02	201,628	1955	1985	0	0	0	19.00	81.00	
1 SINGLE FAM - 100% - 1998 Heated Area: 1696 HX Base Yr 1998													
86135 PAGES DAIRY RD, YULEE													
										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										01/01/2019 KB			

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		163,319		
TOTAL MARKET OB/XF VALUE		17,197		
TOTAL LAND VALUE - MARKET		371,000		
TOTAL MARKET VALUE		268,955		
SOH/AGL Deduction		133,265		
ASSESSED VALUE		135,690		
TOTAL EXEMPTION VALUE		HX HB	50,000	
BASE TAXABLE VALUE		85,690		
TOTAL JUST VALUE		551,516		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		538,797		
MISC STRGS = NV: KW 5/2024				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
E995593	CHNGE SRVC	500	02/01/1999	
MH982403	MH MOVE-ON	0	10/01/1998	
973913	REMODEL	500	05/01/1997	
970590	REPAIR/RRF	1,000	03/01/1997	

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0772/0430	9/26/1996	WD U	I	I	01	100	
GRANTOR: CRUMMEY KIMBERLY							
GRANTEE: CRUMMEY MICHAEL & R							
0772/0427	9/26/1996	WD U	I	I	06	20,000	
GRANTOR: COOPER WILLIAM T							
GRANTEE: CRUMMEY KIMBERLY							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2012;ORIG=-40,0] W28 S12 S8 S12 E28 N6 N20 N6 \$											
BAS=[YR=1993;ORIG=-40,6] S20 E24 E4 E12 N14 N6 W40 \$											
FOP=[YR=1997;ORIG=0,0] W40 S6 E40 N6 \$											
FOP=[YR=2012;ORIG=-68,12] W6 S8 E6 N8 \$											
STP=[YR=1997;ORIG=-16,26] S3 E4 N3 W4 \$											
STP=[YR=1997;ORIG=0,12] E3 N4 W3 S4 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	29.10	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	29.10	AC	