IN OR 2062/533
R673096 & R673097 & R673098

CRUMMEY JACOB A
86141 PAGES DAIRY RD
YULEE, FL 32097

2024

51-3N-27-0000-0012-0080

BUILDING CHARACTERISTICS

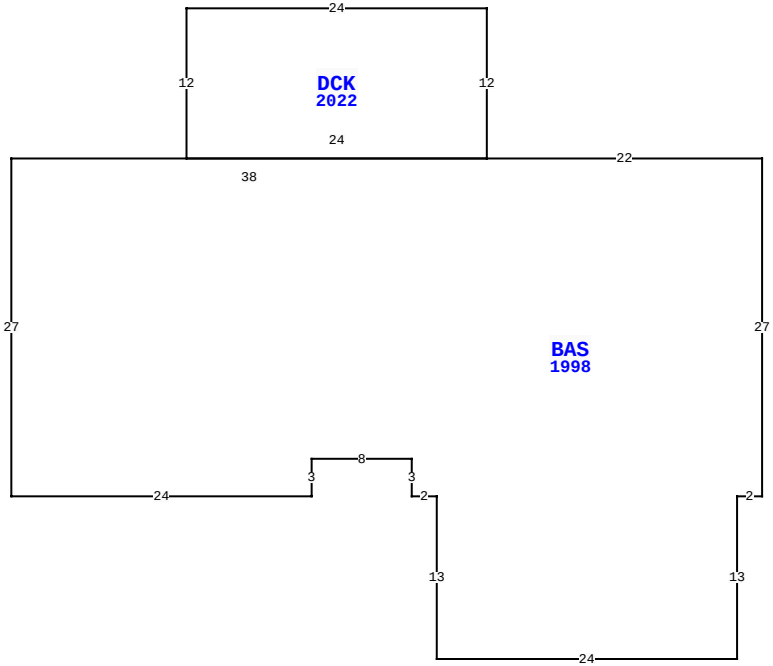
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	70,439
DCK	288	15	43	1,588
TOTALS	2,196		1,951	72,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,951	117.2000	87.90	171,493	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2017 Heated Area: 1908 HX Base Yr 2017



86141 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		72,027
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		105,600
TOTAL MARKET VALUE		180,462
SOH/AGL Deduction		89,888
ASSESSED VALUE		90,574
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,574
TOTAL JUST VALUE		180,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/0533	7/29/2016	WD	Q	I	01	120,000
GRANTOR: KENT JEFFREY L						
GRANTEE: CRUMMEY JACOB A						
2051/0677	6/07/2016	QC	U	I	11	100
GRANTOR: KENT ROSALIND K N/K/A						
GRANTEE: KENT JEFFREY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W22 DCK=[YR=2022] N12 W24 S12 E24$ W38 S27 E24 N3 E8 S3 E2 S13 E24 N13 E2 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	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	2.64	AC		1.00	1.00	0.50	80,000.00	40,000.00	105,600							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 2.64 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600 PRINTED 08/06/2024 BY SYS