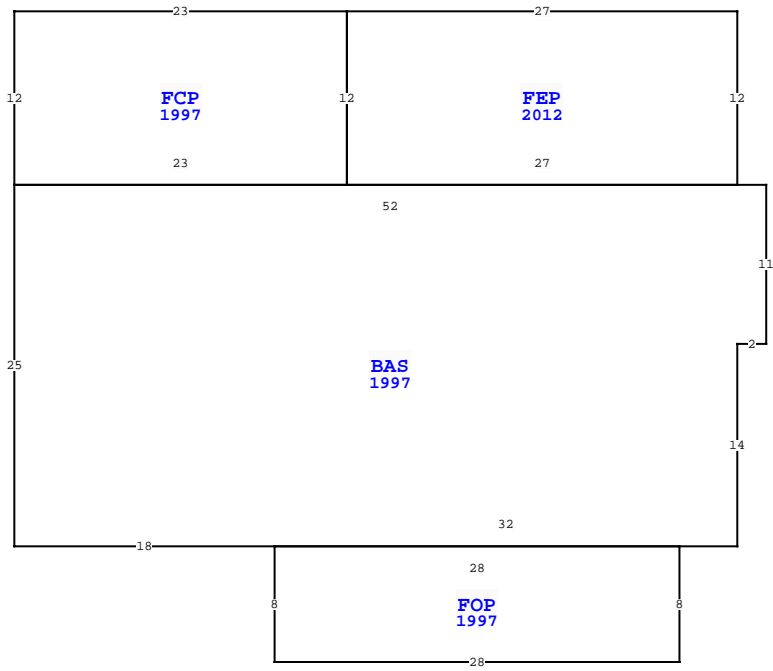


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,667	111.0000	105.45	175,785	1997	1997	0	0	0	19.50	80.50		
1 SINGLE FAM - 100% - 2021 Heated Area: 1272 HX Base Yr 2021														



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	107,976
FCP	276	25	69	5,857
FEP	324	80	259	21,986
FOP	224	30	67	5,687
TOTALS	2,096		1,667	141,507

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			141,507
TOTAL MARKET OB/XF VALUE			7,045
TOTAL LAND VALUE - MARKET			60,800
TOTAL MARKET VALUE			209,352
SOH/AGL Deduction			53,256
ASSESSED VALUE			156,096
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			106,096
TOTAL JUST VALUE			209,352
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
992778	MH MOVE-ON	0	07/01/1999
963417	NEW CONSTR	62,000	10/01/1996
8087	MH MOVE-ON	11,900	03/14/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/1073	1/24/2020	WD	U	I	16	49,000
GRANTOR: VAN BEEK JILL P						
GRANTEE: PURVIS JEFFREY M						
1467/1781	12/20/2006	QC	U	I	18	100
GRANTOR: PURVIS FRED D & BARBA						
GRANTEE: PURVIS JEFFREY M &						

EXTRA FEATURES																
L N	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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	1997	1997	3	73	4,206	
2	0350	CARPOT WD	0	100	10	31	SF	13.00	13.00	100	1995	1995	3	20	806	
3	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2000	2000	3	79	2,033	

86389 PAGES DAIRY RD, YULEE														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
FEP=[YR=2012] W27 FCP=[YR=1997] W23 S12 BAS=[YR=1997] S25 E18 FOP=[YR=1997] S8 E28 N8 W28\$ E32 N14 E2 N11 W52\$ E23 N12\$ S12 E27 N12\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	0.76	AC		1.00	1.00	1.00	80,000.00	80,000.00	60,800							