A/K/A LOT 17
OR 682/1824 &
CASE 00-88-CP-1336/748

IREDELL SHIRLEY M L/E/
86512 PAGES DAIRY ROAD
YULEE, FL 32097

2024

51-3N-27-0000-0060-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

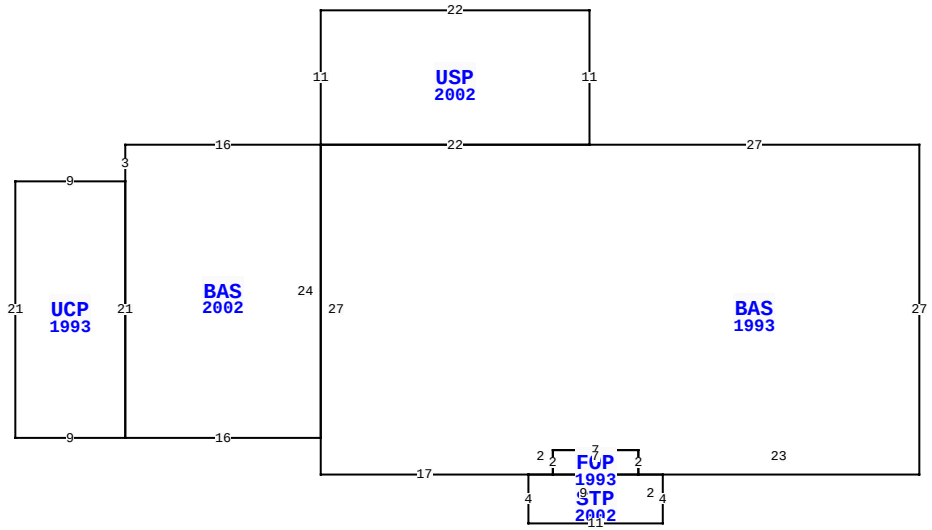
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,309	100	1,309	100,952
BAS	384	100	384	29,614
FOP	14	30	4	308
STP	44	10	4	308
UCP	189	20	38	2,930
USP	242	30	73	5,630
TOTALS	2,182		1,812	139,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	123.0000	116.85	211,732	1969	1975	0	0	0	34.00	66.00

1 SINGLE FAM – 100% - 0 Heated Area: 1693 HX Base Yr



86512 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		139,743
TOTAL MARKET OB/XF VALUE		9,933
TOTAL LAND VALUE - MARKET		53,760
TOTAL MARKET VALUE		203,436
SOH/AGL Deduction		95,581
ASSESSED VALUE		107,855
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		52,855
TOTAL JUST VALUE		203,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/748	7/12/2005	FJ	U	I	11	0
GRANTOR: IREDELL DAVID STANTON						
GRANTEE: IREDELL SHIRLEY M L						
0682/1824	6/16/1993	WD	U	I	07	100
GRANTOR: DEPT OF HOUSING						
GRANTEE: IREDELL DAVID S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 USP=[YR=2002] N11 W22 S11 E22$ W22
BAS=[YR=2002] W16 S3 UCP=[YR=1993] W9 S21 E9 N21$ S21 E16
N24$ S27 E17 STP=[YR=2002] S4 E11 N4 W2 FOP=[YR=1993] N2 W7
S2 E7$ W9$ E2 N2 E7 S2 E23 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	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1989	1989	3	20	1,248	
2	0810	CONCRETE A	0	100	0	0	683.00	SF	6.50	6.50	100	1989	1989	3	57	2,531	
3	0811	CONCRETE B	0	100	0	0	960.00	SF	5.20	5.20	100	1995	1995	3	70	3,494	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 9,933

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	000100	C	SFR	100		RG-2	100.00	245.00	0.56	AC		1.00	1.00	1.20	80,000.00	96,000.00	53,760							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.56 Total Land Value: 53,760 Market: 0 Agricultural: 0 Common: 53,760 PRINTED 08/06/2024 BY SYS