PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 1961/1811
1995 PALM DW/MH

PAGE GRADY O
86558 PAGES DAIRY RD
YULEE, FL 32097

2024

51-3N-27-0000-0066-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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
Quality	04	Quality Level 04

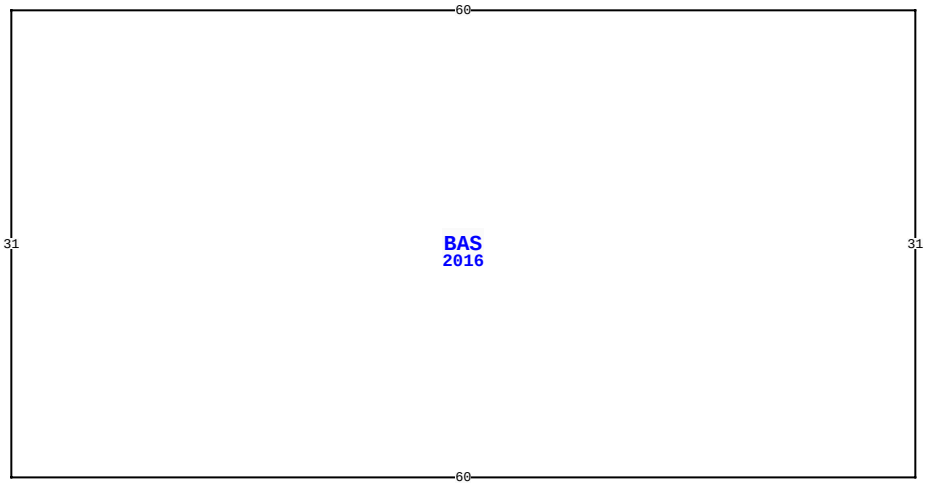
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	152,346
TOTALS	1,860		1,860	152,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	128.4800	96.36	179,230	2016	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2010 Heated Area: 1860 HX Base Yr 2010



86558 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,346
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		284,346
SOH/AGL Deduction		146,140
ASSESSED VALUE		138,206
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,206
TOTAL JUST VALUE		284,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155690	CO ISSUED	0	02/18/2016
MH155690	MH MOVE-ON	0	10/01/2015
95-825	MH MOVE-ON	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1961/1811	2/09/2015	QC	U	I	11	100
GRANTOR: PAGE A GRAHAM JR & MA						
GRANTEE: PAGE GRADY O						
1644/0406	10/16/2009	WD	U	I	30	106,200
GRANTOR: PAGE DAVID P JR						
GRANTEE: PAGE A GRAHAM JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S31 E60 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	0.00	0.00	1.65	AC		1.00	1.00	1.00	80,000.00	80,000.00	132,000							

REVIEW DATE 08/29/2022 BY NWA Total Acres: 1.65 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/06/2024 BY SYS