LOT 3 2002 LEX DW
IN OR 786 PG 1163
EZELL ACRES PB 5/326

ETHRIDGE LILLIAN B
PO BOX 1044
YULEE, FL 32041-1044

2024

51-3N-27-0497-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

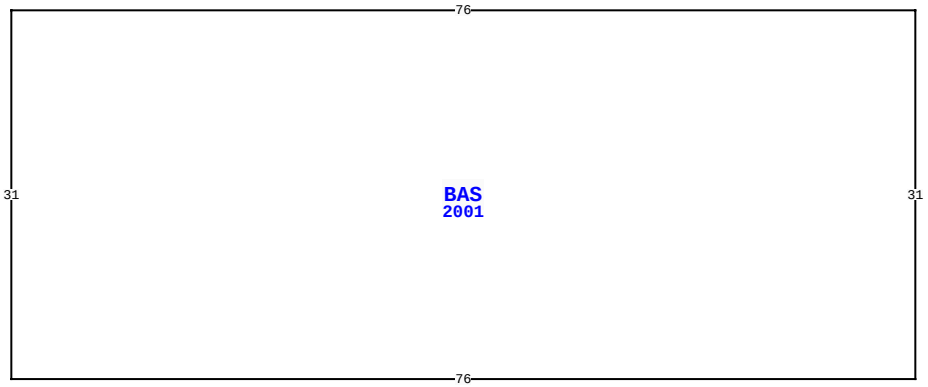
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,356	100	2,356	99,404
TOTALS	2,356		2,356	99,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	87.90	207,092	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2002 Heated Area: 2356 HX Base Yr 2002



86223 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,404
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		183,179
SOH/AGL Deduction		97,690
ASSESSED VALUE		85,489
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,489
TOTAL JUST VALUE		183,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013658	MH MOVE-ON	0	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0786/1163	3/07/1997	QC	U	V	06	7,000
GRANTOR: ETHRIDGE RANDY S & LI						
GRANTEE: ETHRIDGE LILLIAN B						
0675/1118	2/18/1993	WD	U	V		17,500
GRANTOR: EZELL GEORGE & BEA						
GRANTEE: ETHRIDGE RANDY & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S31 E76 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/06/2024 BY SYS