LOT 12 INCL S-1 OF LOT 11
IN OR 1451/1192
NASSAU ACRES SUB PB 3/48

PAGE ROGER K
86112 PAGES DAIRY ROAD
YULEE, FL 32097

2024

51-3N-27-4800-0012-0000

BUILDING CHARACTERISTICS

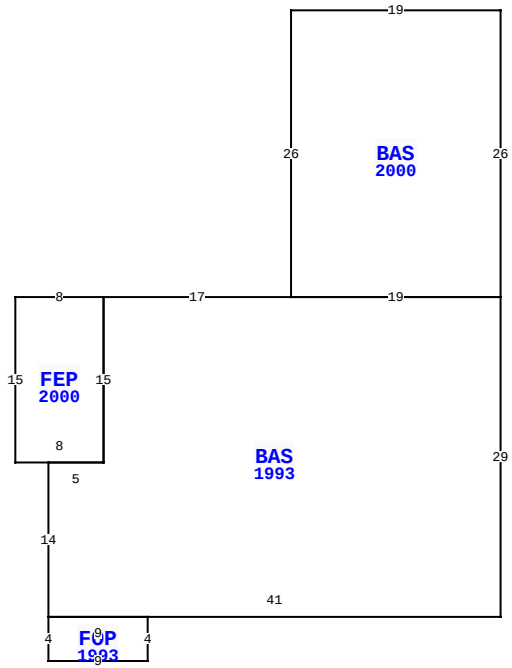
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
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	1,114	100	1,114	81,987
BAS	494	100	494	36,357
FEP	120	80	96	7,065
FOP	36	30	11	810
TOTALS	1,764		1,715	126,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,715	122.0000	115.90	198,768	1958	1970	0	0	0	36.50	63.50

1 SINGLE FAM – 100% - 0 Heated Area: 1608 HX Base Yr



86112 PAGES DAIRY RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,218
TOTAL MARKET OB/XF VALUE		3,217
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		179,435
SOH/AGL Deduction		74,539
ASSESSED VALUE		104,896
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,896
TOTAL JUST VALUE		179,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P9903287	NEW BATH	0	03/01/1999
B995684	ADDITION	22,680	01/01/1999
7395	REMODEL	2,700	07/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1192	10/11/2006	QC	U	I	01	100
GRANTOR: PAGE JOANN						
GRANTEE: PAGE ROGER K						
1080/1352	9/12/2002	WD	U	I	01	100
GRANTOR: PAGE ROGER K & JOANN						
GRANTEE: PAGE JOANN C & ROGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W19 S26 BAS=[YR=1993] W17 FEP=[YR=2000] W8 S15 E8 N15$ S15 W5 S14 FOP=[YR=1993] S4 E9 N4 W9$ E41 N29 W19$ E19 N26$.

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	0511	GARAGE CB-	0	100	25	20	500.00	SF	26.80	26.80	100	1960	1960	3	20	2,680	
2	0940	SHEDS/PORT	0	100	7	8	56.00	SF	20.10	20.10	100	1970	1970	3	20	225	
3	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	1960	1960	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 3,217

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		RSF-	2126.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/12/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS