LOT PT OF 104 105
IN OR 2626/1309
NORTH YULEE PBK 2/26

SWANDA NATHANAEL D/SWANDA JAMES ANTHONY
86079 PAGES DAIRY ROAD
YULEE, FL 32097

2025

50-3N-27-4720-0104-0030

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

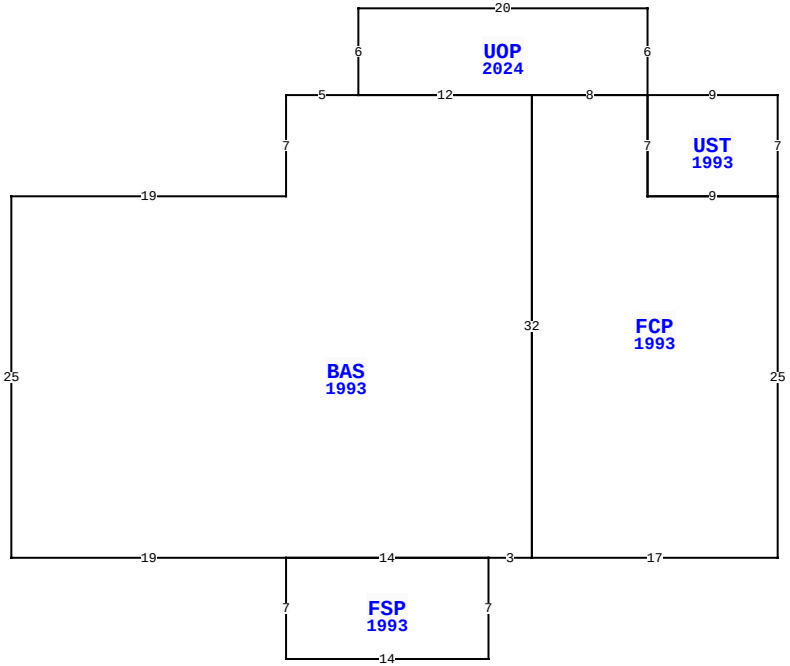
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,019	100	1993	1,019	121,172
FCP	481	25	1993	120	14,269
FSP	98	40	1993	39	4,638
UOP	120	20	2024	24	2,854
UST	63	45	1993	28	3,329
TOTALS	1,781			1,230	146,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,230	131.7580	131.76	162,065	1954	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1019 HX Base Yr 2024



86079 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,264
TOTAL MARKET OB/XF VALUE		1,988
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		214,252
SOH/AGL Deduction		10,335
ASSESSED VALUE		203,917
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,195
TOTAL JUST VALUE		214,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13108	REPAIR/RRF	8,621	09/03/2012
E07473	CHNGE SRVC	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2626/1309	3/22/2023	WD	Q	I	01	245,000
GRANTOR: MILLER KARA L & JOHN						
GRANTEE: SWANDA NATHANAEL D						
2574/1240	6/29/2022	WD	Q	I	01	170,000
GRANTOR: WALKER MICKEY JEROME						
GRANTEE: MILLER KARA L & JOH						

BUILDING NOTES

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
2	0802	ASPHALT B	0	100	54	30	1,620.00	SF	2.40	2.40	100	1990	1990	3	50	1,944	
3	0810	CONCRETE A	0	100	2	6	12.00	SF	6.50	6.50	100	1990	1990	3	57	44	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-17,0] W12 W5 S7 W19 S25 E19 E14 E3 N32 $
FCP=[YR=1993;ORIG=-9,0] W8 S32 E17 N25 W9 N7 $
FSP=[YR=1993;ORIG=-34,32] S7 E14 N7 W14 $
UST=[YR=1993;ORIG=0,0] W9 S7 E9 N7 $
UOP=[YR=2024;ORIG=-29,-6] E20 S6 W8 W12 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,988

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	RES	100		OR	112.00	170.00	1.00	LT		1.00	1.00	1.10	60,000.00	66,000.00	66,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 07/30/2025 BY SYS