

TALBIRD RAYMOND P JR & DALIA J
86630 PAGES DAIRY ROAD
YULEE, FL 32097

2025

51-3N-27-0000-0001-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 100		0800	02	1,539	123.6000	105.06	161,687	1999	1999		0	0	58.00	42.00	VALUATION BY					STANDARD									
Roof Structure	03	GABLE/HIP 100		1 M/H 94+ - 100% - 2013												Heated Area: 1539					HX Base Yr 2013										
Roof Cover	12	MODULAR MT 100		27 57 27 57 BAS 1999														Tax Group: 4					Tax Dist:								
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE					67,909									
Interior Floor	14	CARPET 90															TOTAL MARKET OB/XF VALUE					5,747									
Interior Floor	08	SHT VINYL 10															TOTAL LAND VALUE - MARKET					85,850									
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE					159,506									
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction					83,049									
Bedrooms		3 100															ASSESSED VALUE					76,457									
Bathrooms		2 100															TOTAL EXEMPTION VALUE					HX HB 50,722									
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE					25,735									
Stories	1.	1. 100															TOTAL JUST VALUE					159,506									
Units		0 100																													