IN OR 2304/1069

WATSON MICHAEL/YUAN PINGPING
86654 PAGES DAIRY RD
YULEE, FL 32097

2025

51-3N-27-0000-0001-0230

BUILDING CHARACTERISTICS

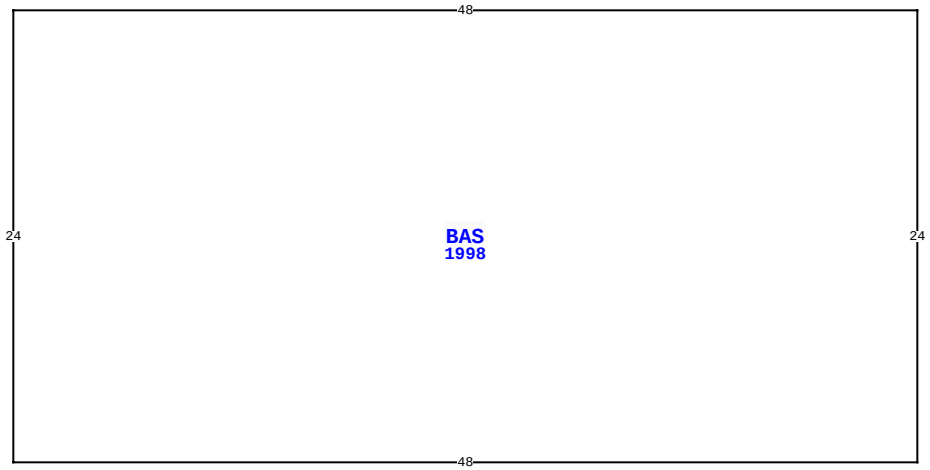
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1998	1,152	86,718
TOTALS	1,152			1,152	86,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	147.6000	125.46	144,530	1998	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2021 Heated Area: 1152 HX Base Yr 2021



86654 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,718
TOTAL MARKET OB/XF VALUE		2,602
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		174,320
SOH/AGL Deduction		50,582
ASSESSED VALUE		123,738
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,016
TOTAL JUST VALUE		174,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/1069	9/18/2019	WD	Q	I	01	119,000
GRANTOR: SAWYER KEITH & MEGAN						
GRANTEE: WATSON MICHAEL & PI						
1488/1643	3/29/2007	WD	Q	I	06	100
GRANTOR: PARRISH JASON C & MEL						
GRANTEE: SAWYER MEGAN & KEIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S24 E48 N24 $.

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	0810	CONCRETE A	0	100	0	0	436.00	SF	6.50	6.50	100	1997	1997	3	72	2,040	
2	0350	CARPORT WD	0	100	18	12	216.00	SF	13.00	13.00	100	1996	1996	3	20	562	

LAND DESCRIPTION

TOTAL OB/XF 2,602

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/20/2019 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS